

THIS DOCUMENT PREPARED
BY AND RETURN TO:

FRANK E. MILLER, ESQUIRE
GUNSTER, YOAKLEY & STEWART, P.A.
1 INDEPENDENT DRIVE, SUITE 2300
JACKSONVILLE, FL 32202

PARCEL IDENTIFICATION NUMBERS: 230525-010101-
001-00; 240525-010105-000-00; 250525-010107-001-00; and
260525-010108-002-00

SPECIAL WARRANTY DEED

THIS DEED is made as of the 7th day of December, 2020, between **SANDRIDGE DAIRY PARTNERSHIP, LLP**, a Florida limited liability partnership f/k/a SANDRIDGE DAIRY PARTNERSHIP, a Florida general partnership, whose mailing address is 2335 Sandridge Road, Green Cove Springs, FL 32043 Attn: Jerry and Sue Campbell, herein the "Grantor", and **SANDRIDGE LAND DEVELOPERS, LLC**, a Delaware limited liability company, whose address is 7807 Baymeadows Road East, Suite 205, Jacksonville, FL 32256, and whose taxpayer identification number is 85-3493809, herein the "Grantee". (As used herein, the terms Grantor and Grantee shall include, where the context permits or requires, singular or plural, heirs, personal representatives, successors or assigns.)

WITNESSETH, That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does hereby grant, bargain, sell and convey unto Grantee, its successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land situate, lying and being in the County of Clay, State of Florida, as more particularly described on Exhibit A attached hereto and by this reference incorporated herein (the "Property"), together with all and singular the rights of ways, easement rights, hereditaments and appurtenances belonging thereto, subject only to those matters set forth on Exhibit B hereto (the "Permitted Encumbrances");

TO HAVE AND TO HOLD the same unto Grantee in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of the Property, that Grantor has good and lawful authority to sell and convey the Property to Grantee, and that, subject to the Permitted Encumbrances, Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, this deed has been executed as of the date first above written.

Signed, sealed and delivered
in the presence of:

SANDRIDGE DAIRY PARTNERSHIP, LLP
a Florida limited liability partnership f/k/a
SANDRIDGE DAIRY PARTNERSHIP, a Florida
general partnership

[Signature]
Name Printed: LARRY L. ELDRIDGE

By: [Signature]
Jerry L. Campbell
Its General Partner

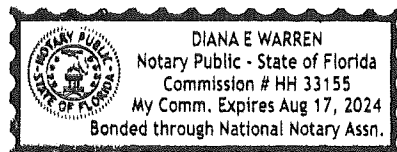
[Signature]
Name Printed: LARRY L. ELDRIDGE

By: [Signature]
Sue W. Campbell
Its General Partner

[Signature]
Name Printed: LARRY L. ELDRIDGE

STATE OF FLORIDA }
COUNTY OF Clay }

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4th day of December, 2020, by Jerry L. Campbell, as general partner of **SANDRIDGE DAIRY PARTNERSHIP, LLP**, a Florida limited liability partnership f/k/a SANDRIDGE DAIRY PARTNERSHIP, a Florida general partnership, on behalf of the partnership.



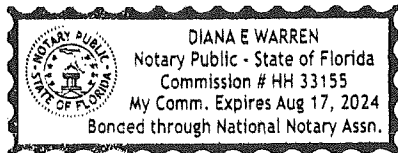
[Signature]
(Print Name Diana Warren)
NOTARY PUBLIC
State of Florida at Large
Commission # HH33155
My Commission Expires: 8/17/24
Personally known ☒
or Produced I.D. ☐
[check one of the above]

Type of Identification Produced

[Signature Page to Special Warranty Deed]

STATE OF FLORIDA }
 } SS
 COUNTY OF Clay }

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4th day of December, 2020, by Sue W. Campbell, as general partner of **SANDRIDGE DAIRY PARTNERSHIP, LLP**, a Florida limited liability partnership f/k/a SANDRIDGE DAIRY PARTNERSHIP, a Florida general partnership, on behalf of the partnership.



Diana Warren
 (Print Name Diana Warren)
 NOTARY PUBLIC
 State of Florida at Large
 Commission # HH33155
 My Commission Expires: 8/17/24
 Personally known ☒
 or Produced I.D. _____
 [check one of the above]

Type of Identification Produced

[Signature Page to Special Warranty Deed]

EXHIBIT "A"

A PORTION OF SECTIONS 23, 24, 25 AND 26, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTH ONE-HALF OF SAID SECTION 23, ALSO BEING THE SOUTHWESTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3254, PAGE 2058 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH $64^{\circ}10'31''$ EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3254, PAGE 2058, A DISTANCE OF 625.13 FEET TO THE SOUTHWESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3801, PAGE 1449 OF SAID PUBLIC RECORDS; THENCE SOUTHERLY AND EASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: SOUTH $17^{\circ}17'22''$ WEST, 487.07 FEET; COURSE NO. 2: SOUTH $83^{\circ}29'44''$ EAST, 876.64 FEET; COURSE NO. 3: SOUTH $12^{\circ}06'55''$ EAST, 532.60 FEET TO THE POINT OF BEGINNING; COURSE NO. 4: SOUTH $77^{\circ}48'06''$ EAST, 521.39 FEET TO THE NORTHWESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1863, PAGE 1745 OF SAID PUBLIC RECORDS; THENCE SOUTHEASTERLY, SOUTHWESTERLY, SOUTHERLY, NORTHWESTERLY AND NORTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TEN (10) COURSES AND DISTANCES: COURSE NO. 1: SOUTH $31^{\circ}09'08''$ EAST, 650.36 FEET; COURSE NO. 2: SOUTH $44^{\circ}42'54''$ WEST, 251.08 FEET; COURSE NO. 3: SOUTH $60^{\circ}19'42''$ WEST, 1500.75 FEET; COURSE NO. 4: SOUTH $13^{\circ}50'51''$ WEST, 612.77 FEET; COURSE NO. 5: NORTH $53^{\circ}01'27''$ WEST, 236.48 FEET; COURSE NO. 6: SOUTH $23^{\circ}16'48''$ WEST, 685.34 FEET; COURSE NO. 7: SOUTH $40^{\circ}33'05''$ WEST, 765.54 FEET; COURSE NO. 8: SOUTH $36^{\circ}49'03''$ WEST, 466.43 FEET; COURSE NO. 9: NORTH $51^{\circ}21'41''$ WEST, 1976.27 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1838.00 FEET, AN ARC DISTANCE OF 1075.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $34^{\circ}36'19''$ WEST, 1059.79 FEET TO THE POINT OF TANGENCY OF SAID CURVE AND THE AFORESAID NORTHWESTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1863, PAGE 1745; THENCE NORTH $17^{\circ}50'57''$ WEST, ALONG LAST SAID LINE, 1536.93 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. C-739-B (AN 80 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTHEASTERLY AND EASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: NORTH $65^{\circ}22'21''$ EAST, 262.16 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; COURSE NO. 2: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 5689.58 FEET, AN ARC DISTANCE OF 1278.60 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING

AND DISTANCE OF NORTH $71^{\circ}48'38''$ EAST, 1275.91 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: NORTH $78^{\circ}14'54''$ EAST, 658.25 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; COURSE NO. 4: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1472.40 FEET, AN ARC DISTANCE OF 251.93 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $73^{\circ}20'48''$ EAST, 251.62 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3683, PAGE 1310 OF SAID PUBLIC RECORDS; THENCE SOUTH $00^{\circ}12'24''$ WEST, ALONG LAST SAID LINE AND ITS SOUTHERLY PROLONGATION THEREOF, 415 FEET; THENCE SOUTH $83^{\circ}58'53''$ EAST, 2313.12 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"

1. Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable.
2. Distribution Right-of-Way Easement recorded in Official Records Book 1426, page 1506.
3. Right-of-Way Easement recorded in Official Records Book 2572, page 619.
4. Grant of Easement in favor of Clay County Utility Authority recorded in Official Records Book 3788, page 1995.
5. Grant of Easement in favor of Clay County Utility Authority recorded in Official Records Book 4261, page 1934.
6. Terms and conditions of Temporary Encroachment Easement by and between Reinhold Corporation and Sandridge Dairy Partnership recorded October 23, 2020 in Official Records Book 4368, page 774.
7. Post-Closing Lease agreement between Grantee as Landlord and Jerry L. Campbell and Sue W. Campbell, as Tenant, of even date herewith and having an Expiration Date of ninety (90) days from date of this Deed.
8. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Property.