

**THIS INSTRUMENT PREPARED BY  
AND RETURN TO:**

*Stephen L. Kussner, Esquire*  
*GrayRobinson, P.A.*  
*401 East Jackson Street, Suite 2700*  
*Tampa, Florida 33602*  
*Telephone: (813) 273-5000*

Tax Parcel No.: 3457295

**NOTE TO RECORDER:** Documentary Stamp Taxes in the amount of \$3,570.00 on consideration in the amount of \$510,000.00 are being paid in connection with this Deed as required pursuant to Section 201.02, Florida Statutes.

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, made effective the 16<sup>th</sup> day of December, 2015, by and between **TD BANK, N.A., a national banking association, as successor by merger to Mercantile Bank, a division of Carolina First Bank, a South Carolina chartered bank and Florida Bank, N.A., a national banking association,** with a mailing address of 104 South Main Street, Greenville, SC 29601 (hereinafter called the "Grantor") and **DMG PROPERTIES, LLLP,** a Florida limited liability limited partnership, with a mailing address of 9132 Strada Place, Fourth Floor, Naples, Florida 34108 (hereinafter called the "Grantee").

**W I T N E S S E T H :**

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, all that certain parcel of land lying and being in the County of Citrus, State of Florida, as more particularly described on Exhibit "A" attached hereto (the "Property").

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

The Property is being conveyed **AS-IS, WHERE IS, AND WITH ALL DEFECTS** and SUBJECT TO taxes for 2016 and subsequent years, easements, rights-of-way, exceptions, covenants, conditions, restrictions, encroachments, reservations, encumbrances, matters which would be shown by an accurate survey of the Property, access limitations and all other matters affecting the Property of record.

TO HAVE AND TO HOLD the above described Property, with the appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

And the Grantor does specially warrant the title to said Property subject to the matters referred to above 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, Grantor has executed this instrument effective as of the date set forth above.

WITNESSES:

TD BANK, N.A., a national banking association, as successor my merger to Mercantile Bank, a division of Carolina First Bank, a South Carolina chartered bank, and Florida Bank, N.A., a national banking association

*Abel C Farnsworth*  
Print Name: Abel C Farnsworth

By: *Margaret Broughman, VP*  
Margaret Broughman, Vice President

*Janet Ross*  
Print Name: Janet Ross

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of December, 2015, by Margaret Broughman, as Vice President of TD BANK, N.A., a national banking association, as successor my merger to Mercantile Bank, a division of Carolina First Bank, a South Carolina chartered bank, and Florida Bank, N.A., a national banking association, who is () personally known to me or () has produced a driver's license as identification.

*Cynthia L. Rich*  
NOTARY PUBLIC, State of ~~Florida~~ South Carolina  
Print Name: Cynthia L. Rich  
My Commission Expires: 7/21/2025

(Affix Notary Seal)

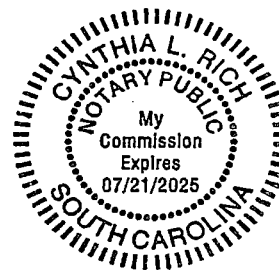


EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

BEING A PORTION OF LOTS 11, 12, 13, 14 & 15 OF BLOCK A, A PORTION OF THOSE CERTAIN UNNUMBERED LOTS LYING TO THE WEST OF SAID LOTS BETWEEN THE ABANDONED A.C.L. RAILROAD RIGHT OF WAY AND THE WEST LINE OF SECTION 10, TOWNSHIP 19 SOUTH, RANGE 17 EAST; A PORTION OF SAID ABANDONED A.C.L. RAILROAD RIGHT OF WAY, ALL AS SHOWN IN RIVER GLEN, A SUBDIVISION OF RECORD ACCORDING TO THE PLAT THEREOF RECORDED UNDER PLAT BOOK 2, PAGE 67, OF THE PUBLIC RECORDS OF CITRUS COUNTY AND LOTS 11, 12, 13, 14 AND 15, BLOCK "C", OF SUNCOAST INDUSTRIAL PARK F/K/A STERCHI INDUSTRIAL PARK, AN UNRECORDED SUBDIVISION IN SECTION 9, TOWNSHIP 19 SOUTH, RANGE 17 EAST, ALL LAND LYING AND BEING SITUATED IN CITRUS COUNTY, FLORIDA, BEING PART OF THE LANDS ALSO DESCRIBED IN BOOK 276, PAGE 56; BOOK 276, PAGE 383; BOOK 647, PAGE 150; BOOK 1004, PAGE 1842 AND BOOK 1316, PAGE 334, ALL OF THE CITRUS COUNTY DEED RECORDS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 4" X 4" CONCRETE MONUMENT (LABEL 1106) AT THE MOST EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID MONUMENT LYING ON THE WEST RIGHT OF WAY LINE OF 200 FOOT WIDE U.S. HIGHWAY NO. 19, SAID MONUMENT LYING S 02°16'20" E 20.00 FEET (PLAT) FROM THE NORTHEAST CORNER OF THE AFORESAID LOT 14, BLOCK A, RIVER GLEN SUBDIVISION;

THENCE S 02°16'20" E 219.99 FEET (MEASURED), S 02°16'20" E 220.00 FEET (PLAT) ALONG THE COMMON WEST LINE OF U.S. HIGHWAY NO. 19 AND THE EAST LINE OF A PORTION OF LOT 14 & 15, BLOCK A, RIVER GLEN SUBDIVISION TO A FOUND 3" X 3" CONCRETE MONUMENT (NO I.D.) AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 87°54'56" W 1,249.12 FEET (MEASURED), S 87°52'30" W 1,248.90 FEET (DEED), PARALLEL TO THE NORTH LINE OF SAID LOT 14, BLOCK A TO A FOUND 4" X 4" CONCRETE MONUMENT (NO I.D.) FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT, SAID MONUMENT ALSO LYING ON THE COMMON WEST LINE OF AFOREMENTIONED SECTION 10-19-17 AND THE EAST LINE OF SECTION 9-19-17 AND ALSO LYING ON THE COMMON WEST LINE OF LOT 15, BLOCK A, RIVER GLEN SUBDIVISION AND THE EAST LINE OF LOT 10, BLOCK C, STERCHI INDUSTRIAL PARK;

THENCE N 02°18'17" W, 24.70 FEET (MEASURED), N 01°54'50" W, 24.70 FEET (DEED) ALONG THE AFORESAID COMMON SECTION LINE AND COMMON LOT LINES TO A FOUND IRON W/CAP (LABEL 1106) AT THE COMMON NORTHEAST CORNER OF SAID LOT 10, BLOCK C AND THE SOUTHEAST CORNER OF LOT 11, BLOCK C, STERCHI INDUSTRIAL PARK;  
THENCE S 87°56'06" W, 433.91 FEET (MEASURED), S 87°52'30" W, 436.47 FEET (DEED) TO A FOUND 4" X 4" CONCRETE MONUMENT (LABEL 1106) AT THE COMMON NORTHWEST CORNER OF SAID LOT 10, BLOCK C AND THE SOUTHWEST CORNER OF LOT 11, BLOCK C, STERCHI INDUSTRIAL PARK, SAID MONUMENT LYING ON THE EAST LINE OF A 50 FOOT WIDE INGRESS/EGRESS ROAD EASEMENT AS RECORDED IN BOOK 1004, PAGE 1842, OF THE CITRUS COUNTY DEED RECORDS;

THENCE N 01°50'33" W, 500.08 FEET (MEASURED), N 01°54'50" W, 500.00 (DEED), ALONG THE COMMON WEST LINES OF LOTS 11 THRU 15, BLOCK C AND THE EAST LINE OF SAID 50 FOOT INGRESS/EGRESS EASEMENT TO A FOUND 4" X 4" CONCRETE MONUMENT (LABEL 1106) AT THE COMMON NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND LOT 15, BLOCK C, STERCHI INDUSTRIAL PARK, ALSO BEING THE SOUTHWEST CORNER OF LOT 16, BLOCK C, STERCHI INDUSTRIAL PARK;

THENCE N 87°56'31" E, 433.44 FEET (MEASURED), N 87°52'30" E, (DEED), ALONG THE COMMON NORTH LINE OF LOT 15, BLOCK C AND SOUTH LINE OF LOT 16, BLOCK C, STERCHI INDUSTRIAL PARK, TO A FOUND 4" X 4" CONCRETE MONUMENT (NO I.D.) AT THE COMMON NORTHEAST CORNER OF LOT 15, BLOCK C AND THE SOUTHEAST CORNER OF LOT 16, BLOCK C, STERCHI INDUSTRIAL PARK, SAID MONUMENT ALSO LYING ON THE WEST LINE OF THE RIVER GLEN SUBDIVISION;

THENCE N 01°49'37" W, 12.86 FEET (MEASURED), N 01°54'50" W (PLAT) ALONG THE COMMON EAST LINE OF LOT 16, BLOCK C, STERCHI INDUSTRIAL PARK AND THE WEST LINE OF RIVER GLEN SUBDIVISION TO A FOUND 4" X 4" CONCRETE MONUMENT (NO I.D.) AT AN ANGLE POINT FOR THE HEREIN DESCRIBED TRACT, SAID CORNER LYING ON THE WESTERLY PROJECTION OF THE NORTH LINE OF LOT 12, BLOCK A, RIVER GLEN SUBDIVISION AND BEING THE NORTHWEST CORNER OF THE UNNUMBERED LOT WEST OF SAID LOT 12, BLOCK A;

THENCE N 02°04'33" W, 149.21 FEET (MEASURED), N 01°54'50" W, 149.00 FEET (FIELD) ALONG THE WEST LINE OF THE UNNUMBERED LOT WEST OF LOT 11, BLOCK A, RIVER GLEN SUBDIVISION, TO A FOUND 4" X 4" CONCRETE MONUMENT (NO I.D.) AT THE MOST NORTHERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID MONUMENT LYING ON THE WESTERLY PROJECTION OF THE NORTH LINE OF LOT 11, BLOCK A, RIVER GLEN SUBDIVISION AND BEING THE NORTHWEST CORNER OF THE UNNUMBERED LOT WEST OF SAID LOT 11, BLOCK A;

THENCE N 87°57'31" E, 744.88 FEET (MEASURED), N 87°52'30" E, 744.61 FEET (PLAT), ALONG SAID WESTERLY PROJECTION OF THE NORTH LINE OF LOT 12, BLOCK A, RIVER GLEN SUBDIVISION TO A FOUND 4" X 4" CONCRETE MONUMENT (NO I.D.) LYING ON THE WEST LINE OF THE EAST 500 FEET OF LOT 11, BLOCK A, RIVER GLEN SUBDIVISION;

THENCE S 02°15'25" E, 148.82 FEET (MEASURED) ALONG THE WEST LINE OF THE EAST 500 FEET OF LOT 11, BLOCK A, RIVER GLEN SUBDIVISION TO A FOUND 4" X 4" CONCRETE MONUMENT (NO I.D.) AT THE COMMON SOUTHWEST CORNER OF SAID EAST 500 FEET OF LOT 11, BLOCK A AND THE NORTHWEST CORNER OF THE EAST 500 FEET OF LOT 12, BLOCK A;

THENCE S 02°19'15" E, 148.97 FEET (MEASURED), S 02°16'20" E, 149.00 FEET (DEED), ALONG THE WEST LINE OF THE EAST 500 FEET OF LOT 12, BLOCK A, RIVER GLEN SUBDIVISION TO A FOUND NAIL & DISC (LABEL 1108) ON THE COMMON SOUTH LINE OF LOT 12, BLOCK A AND THE NORTH LINE OF LOT 13, BLOCK A, RIVER GLEN SUBDIVISION;

THENCE N 87°54'29" E, 59.99 FEET (MEASURED), N 87°52'30" E, 60.00 FEET (DEED) TO A FOUND 5/8" IRON ROD W/CAP (LABEL 2340) LYING ON THE WEST LINE OF THE EAST 440 FEET OF LOT 13, BLOCK A, RIVER GLEN SUBDIVISION;

THENCE S 02°28'15" E, 168.89 FEET (MEASURED), S 02°16'20" E, 169.00 FEET (DEED) TO A FOUND 4" X 4" CONCRETE MONUMENT (LABEL 1106) LYING ON THE SOUTH LINE OF THE NORTH 20 FEET OF LOT 14, BLOCK A, RIVER GLEN SUBDIVISION;

THENCE N 87°53'09" E, 439.68 FEET (MEASURED), N 87°52'30" E, 440.00 FEET (DEED) TO THE POINT OF BEGINNING. RESERVING THE WEST 50 FEET OF THE SOUTH 200 FEET OF THE LOT 15 AND LOT 14, BLOCK A, RIVER GLEN SUBDIVISION DESCRIBED HEREIN FOR ROAD RIGHT OF WAY PURPOSES AND REFERENCED IN BOOK 276, PAGE 383, OF THE CITRUS COUNTY DEED RECORDS.

TOGETHER WITH AN EASEMENT WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED LAND:

A 50 FOOT ROAD BEING 25 FEET EACH SIDE OF A CENTERLINE DESCRIBED AS FOLLOWS: COMMENCE AT THE SE CORNER OF SECTION 9, TOWNSHIP 19 SOUTH, RANGE 17 EAST, AS SHOWN ON THE PLAT OF RIVER GLEN AS RECORDED IN PLAT BOOK 2, PAGE 67, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, THENCE N 01°54'50" W ALONG THE EAST LINE OF SECTION 9, AS SHOWN ON SAID PLAT AND ALONG THE WEST LINE OF SAID RIVER GLEN A DISTANCE OF 1353.20 FEET, THENCE S 87°52'30" W, 902.12 FEET, THENCE S 01°54'50" E PARALLEL TO SAID EAST LINE A DISTANCE OF 1048.00 FEET, THENCE S 87°52'30" W A DISTANCE OF 422.72 FEET, THENCE S 01°54'50" E A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING, THENCE N 87°52'30" E A DISTANCE OF 1178.91 FEET TO THE P.C. OF A CURVE CONCAVED SOUTHWESTERLY HAVING A CENTRAL ANGLE OF 58°50'35" AND A RADIUS OF 180.00 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 184.86 FEET TO THE P.T. (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S 62°42'12" E, 176.84 FEET), THENCE S 33°16'55" E, A DISTANCE OF 181.19 FEET TO THE P.C. OF A CURVE CONCAVED NORTHEASTERLY, HAVING A CENTRAL ANGLE OF 59°23'37" AND A RADIUS OF 180.00 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 186.59 FEET TO THE P.T. (CHORD BEARING AND DISTANCE BETWEEN POINTS BEING S 62°58'44" E, 178.35 FEET), THENCE N 87°19'28" E, A DISTANCE OF 1220.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 19 AND THE END OF THE CENTERLINE DESCRIPTION.

AND

COMMENCE AT A CONCRETE MONUMENT AS ORIGINALLY MONUMENTED MARKING THE SW CORNER OF LOT 31, RIVER GLEN SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 67, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, THENCE S 01°54'50" E ALONG A SOUTHERLY PROJECTION OF THE ORIGINALLY MONUMENTED WEST LINE OF SAID RIVER GLEN, A DISTANCE OF 75.72 FEET TO THE SOUTH LINE OF SECTION 9, TOWNSHIP 19 SOUTH, RANGE 17 EAST, THENCE N 87°46'18" E, ALONG SAID SOUTH LINE, A DISTANCE OF 44.15 FEET TO THE TRUE AND PROVEN SOUTHEAST CORNER OF SAID SECTION 9, THENCE N 87°19'28" E ALONG THE SOUTH LINE OF SECTION 10, TOWNSHIP 19 SOUTH, RANGE 17 EAST, A DISTANCE OF 215.02 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF A 50 FOOT WIDE ROAD, SAID POINT BEING THE P.C. OF A CURVE, CONCAVED NORTHEASTERLY, HAVING A CENTRAL ANGLE OF 59°23'37" AND A RADIUS OF 205.00 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 212.51 FEET TO THE P.T. (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N 62°58'44" W, 203.12 FEET); THENCE N 33°16'55" W, A DISTANCE OF 156.35 FEET TO THE WEST LINE OF SAID RIVER GLEN, THENCE N 01°54'50" W ALONG SAID WEST LINE A DISTANCE OF 1194.05 FEET,

THENCE S 87°52'30" W, A DISTANCE OF 436.47 FEET TO THE POINT OF BEGINNING, THENCE  
N 01°54'50" W A DISTANCE OF 1620.00 FEET, THENCE S 87°52'30" W, A DISTANCE OF 50.00  
FEET, THENCE S 01°54'50" E, A DISTANCE OF 1620.00 FEET, THENCE N 87°52'30" E, A  
DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.