

Prepared by and
after recording return to:
James V. Stewart Esq.
1670 Pelican Creek Crossing
St. Petersburg, FL 33707

WARRANTY DEED

This is a Warranty Deed duly executed as of the 3 day of July, 2019, by **Nordlaw Properties, Ltd., a Colorado limited partnership**, whose address is 19259 Cortez Blvd., Brooksville, FL 34601 (the "**Grantor**") to **98SUNCOAST, LLC, a Florida limited liability company**, whose address is 147 2nd Avenue South, Suite 400, St. Petersburg, FL 33701 (the "**Grantee**").

For consideration of One Million Two Hundred Thousand and no/100 Dollars (\$1,200,000.00) to Grantor in hand paid by Grantee, the receipt of which is acknowledged, Grantor by this document conveys to Grantee and Grantee's successors and assigns in fee simple forever all that certain real property located in Citrus County, Florida, as is described on the attached **Exhibit A**, together with all its tenements, hereditaments and appurtenances and with every privilege, right, title, interest and estate, reversion, remainder, and easement thereto belonging or in anywise appertaining (the "**Property**").

Property consists of a portion of the property under Tax Appraiser's Account Numbers (aka Alt Key numbers): **2955546** and **1182239** (**note:** a new tax parcel number will be assigned to this Property after recording of this Warranty Deed).

This is commercial property and is not the homestead of Grantor.


Grantor warrants: that Grantor is lawfully seized of the Property in fee simple; that Grantor has good and lawful authority to convey the Property; that Grantor fully warrants that the title to the Property is free and clear of all encumbrances except the following:

1. Real estate taxes and tax assessments for 2019, which are not yet due and payable.
2. Restrictions, conditions, reservations, agreements, limitations and easements of record, if any now exist, but any such interests that may have been terminated or that are otherwise unenforceable are not hereby re-imposed.

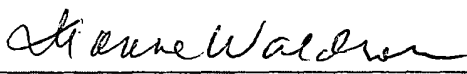
IN WITNESS WHEREOF, Grantor has executed this Warranty Deed before the undersigned witnesses and notary as of the date stated above

Witnesses:


Grantor: **Nordlaw Properties, Ltd.,**
a Colorado limited partnership



DARRYL W. JOHNSTON
(print name beneath witness signature)



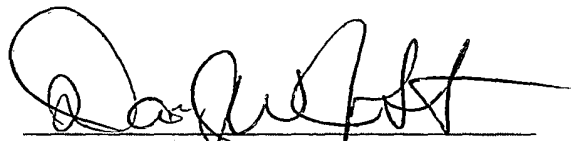
By: **Dianne Waldron**, president
of Nordlaw Management, Inc., a Colorado
corporation, which entity is the General
Partner of Nordlaw Properties, Ltd.



Erin Francher
(print name beneath witness signature)

STATE OF Florida
COUNTY OF Hernando

The foregoing Warranty Deed was acknowledged and sworn to before the undersigned Notary on 2 day of July, 2019, by **Dianne Waldron** as the president of Nordlaw Management, Inc., a Colorado corporation, which corporation is acting as the General Partner on behalf of Nordlaw Properties, Ltd., a Colorado limited partnership, who () is personally known to the undersigned Notary or who () provided the undersigned Notary with [his/her] respective valid driver's license as identification.



Notary Public
Print notary name:
My commission expires:
SEAL

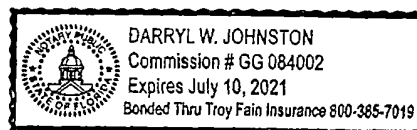


EXHIBIT A

A PORTION OF LOTS 8, 9, 10, 11, 12, 13, 14, 15, 16 AND 17, BLOCK I, U.S. 19 NO. 3 ADD'N, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 123, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, LYING WITHIN SECTION 24, TOWNSHIP 20 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 24; THENCE NORTH 00°06'27" WEST ALONG THE EAST BOUNDARY OF SAID SECTION 24, A DISTANCE OF 405.86 FEET TO THE NORTHEAST CORNER OF LOT 3, PARADISE COMMERCIAL SUBDIVISION, AS RECORDED IN PLAT BOOK 18, PAGES 101 THROUGH 103, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE SOUTH 89°42'11" WEST ALONG THE NORTH BOUNDARY OF SAID PARADISE COMMERCIAL SUBDIVISION, A DISTANCE OF 242.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°42'11" WEST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 241.63 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID PARADISE COMMERCIAL SUBDIVISION, ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH SUNCOAST BOULEVARD (U.S. HIGHWAY 19); THENCE NORTH 00°08'30" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 499.72 FEET TO THE NORTH BOUNDARY OF SAID LOT 8, BLOCK I; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE ALONG THE NORTH BOUNDARY OF SAID LOT 8, NORTH 89°40'14" EAST, A DISTANCE OF 241.63 FEET; THENCE LEAVING SAID NORTH BOUNDARY OF LOT 8, SOUTH 00°08'30" EAST, A DISTANCE OF 499.86 FEET TO THE POINT OF BEGINNING.