

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

### SPECIAL WARRANTY DEED

This is a Special Warranty Deed duly executed as of the 8<sup>th</sup> day of September, 2020, by **98Suncoast, LLC, a Florida limited liability company**, whose address is 147 2<sup>nd</sup> Avenue South, Suite 400, St. Petersburg, FL 33701 (the “Grantor”) to **Bayrock Investment Co. – Collins Ave. Exchange, LLC, a Florida limited liability company**, (the “Grantee”), whose address is **1307 W. Morehead Street, Suite 208, Charlotte, NC 28208**.

For consideration of Ten Dollars and other good and valuable consideration 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** (note that Parcel 1 on Exhibit A is the fee parcel that is being conveyed in fee simple and Parcels 2 and 3, being beneficial easements to Parcel 1 are being conveyed to the fullest extent of Grantor’s interests in those easement estates as such affect Parcel 1 in accordance with the terms of those referenced easement agreements), 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”).

The Property Appraiser’s Parcel Identification Number for the Property is: 17E20S240030 0010 (Alt Key #3524064)

This is commercial property and is **not** the homestead of Grantor or Grantee.

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 those noted in items 1 and 2 below and Grantor shall defend its title and these warranties against the lawful claims and demands of all persons claiming by, through, or under Grantor, but against none other:

1. Real estate taxes and tax assessments for 2020 and subsequent years, which are not yet due and payable; and


- 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 Special Warranty Deed before the undersigned witnesses and notary as of the date stated above

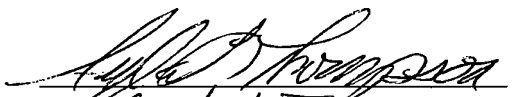
Witnesses:

Grantor:

98Suncoast, LLC,  
a Florida limited liability company


  
Seth Browning  
(print name beneath witness signature)

  
By: William C. Lloyd, Authorized Member

  
Angela L Thompson  
(print name beneath witness signature)

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 3 day of September 2020, by William C. Lloyd, as Authorized Member on behalf of 98Suncoast, LLC, a Florida limited liability company, who () is personally known to me or who () has shown me \_\_\_\_\_ as identification.

  
NOTARY PUBLIC  
Print name: James V. Stewart  
My Commission Expires: Nov. 9, 2022  
My Commission Number: 67268817



**EXHIBIT A**

**PARCEL 1: (FEE SIMPLE ESTATE)**

Parcel 1 and the West 241.63 feet of W. Nordlaw Lane, NORDLAW AND 98SUNCOAST SUBDIVISION, according to the plat thereof, recorded in Plat Book 20, Pages 65 and 66, Public Records of Citrus County, Florida.

**PARCEL 2: (NON-EXCLUSIVE EASEMENT ESTATE)**

Together with: Non-Exclusive Easement(s) as set forth and created by that certain Reciprocal Easement Agreement recorded in Official Records Book 2988, Page 1318, Public Records of Citrus County, Florida.

**PARCEL 3: (NON-EXCLUSIVE EASEMENT ESTATE)**

Together with: Non-Exclusive Easement(s) as set forth and created by that certain Reciprocal Easement Agreement with Covenants and Conditions by and between WIN-19, Ltd., and WIN-98, Ltd., Florida limited partnership, and Dianne K. Waldron, recorded September 19, 2005 in Official Records Book 1913, Page 486, of the Public Records of Citrus County, Florida.