

This instrument prepared by:
Greg W. Dworzanowski, P.A.
5422 Bay Center Drive, Suite 110
Tampa, Florida 33609

Tax Folio No. 17E18S21-12210

SPECIAL WARRANTY DEED

RMC 19 & 44, LLC a Florida limited liability company (the "**Grantor**"), whose address is 8902 N. Dale Mabry Hwy., Suite 200, Tampa, Florida 33614, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these presents does hereby grant, sell, and convey unto **Scott Unlimited, LLC**, a Florida limited liability company (the "**Grantee**"), whose address is P.O. BOX 1320, DESTIN, FL 32540, all that certain land located in Citrus County, Florida, and being more particularly described in **Exhibit "A"** attached hereto and incorporated herein by reference, together with all improvements located on such land (such land and improvements being collectively referred to as the "**Property**").

This conveyance is made and accepted subject to all matters set forth in **Exhibit "B"** attached hereto together with any other matters of public record, if any, and incorporated herein by reference (the "Title Exceptions"), but reference herein to such matters shall not serve to reimpose the same.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances pertaining thereto, subject to the Title Exceptions, unto Grantee and Grantee's successors and assigns in fee simple forever.

Grantor does hereby specially warrant the title to said land, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but no other.

MLT 40772AT WFF

EXECUTED this Special Warranty Deed on the date set forth in the acknowledgment below, to be effective as of the 27th day of July, 2021.

SIGNED IN THE PRESENCE OF:

RMC 19 & 44, LLC

a Florida limited liability company



Printed Name: Theresa Frederick



Printed Name: KRISTI KIM JOHNSON

By:



H. Robert Eggleston, III, Manager

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of [☒] physical presence or [☐] online notarization on the 27th day of July, 2021, by H. Robert Eggleston, III, as Manager of RMC 19 & 44, LLC, a Florida limited liability company, on behalf of such entity, who is [☒] personally known to me or [☐] has produced a N/A (state) driver's license as identification.



KRISTI KIM JOHNSON
Commission # GG 355363
Expires August 4, 2023
Bonded Thru Budget Notary Services

(Notarial Stamp or Seal)



Printed Name: KRISTI KIM JOHNSON

NOTARY PUBLIC

My Commission Expires: 8/4/2023

EXHIBIT A
LEGAL DESCRIPTION

PARCEL 1:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 18 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA, THENCE NORTH ALONG THE EAST BOUNDARY OF SAID SECTION 75.48 FEET, THENCE SOUTH 88° 25' 38" WEST 180 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 44, THENCE NORTH PARALLEL WITH THE EAST BOUNDARY OF SAID SECTION 626.08 FEET, THENCE SOUTH 89° 43' 15" WEST 500.00 FEET, THENCE SOUTH PARALLEL WITH THE EAST BOUNDARY OF SAID SECTION 511.60 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HWY NO. 19, SAID POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1960.01 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A CHORD BEARING AND DISTANCE OF SOUTH 49° 29' EAST 187.57 FEET, THENCE NORTH 88° 25' 38" EAST ALONG SAID RIGHT-OF-WAY LINE 357.55 FEET TO THE POINT OF BEGINNING,

LESS AND EXCEPT:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 21, THENCE NORTH ALONG THE EAST BOUNDARY OF SAID SECTION A DISTANCE OF 75.48 FEET TO THE NORTH RIGHT-OF-WAY OF STATE ROAD 44, THENCE WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 537.55 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 55 FOR THE POINT OF BEGINNING, THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE 60 FEET, THENCE SOUTHEASTERLY TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 44 THAT IS 60 FEET EAST ALONG SAID NORTH RIGHT-OF-WAY LINE FROM THE POINT OF BEGINNING, THENCE WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 60 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 18 SOUTH, RANGE 17 EAST, THENCE NORTH ALONG THE EAST LINE OF SECTION 21, A DISTANCE OF 75.48 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 44, THENCE SOUTH 88° 25' 38" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 180 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88° 25' 38" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 277.54 FEET, THENCE NORTH 269.47 FEET; THENCE WEST 187.35 FEET, THENCE SOUTH 177.69 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY OF U.S. HWY NO. 19, SAID POINT BEING ON A CURVE, CONCAVED SOUTHWESTERLY, HAVING A CENTRAL ANGLE OF 1° 18' 50" AND A RADIUS OF 1960.01; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 44.95 FEET TO A POINT (CHORD BEARING AND DISTANCE BETWEEN SAID POINT BEING NORTH 51° 33' 38" WEST 44.95 FEET); THENCE NORTH 511.60 FEET; THENCE NORTH 89° 43' 15" EAST 500 FEET; THENCE SOUTH 626.08 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 18 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA, THENCE NORTH ALONG THE EAST LINE OF SAID SECTION 21 A DISTANCE OF 75.48 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 44, THENCE SOUTH 88°25'38" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 180.0 FEET, THENCE NORTH 261.85 FEET TO THE POINT OF BEGINNING, THENCE WEST 464.89 FEET, THENCE SOUTH 177.69 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 19, SAID POINT BEING ON A CURVE, CONCAVED

SOUTHWESTERLY, HAVING A CENTRAL ANGLE OF 1° 18' 50" AND A RADIUS OF 1960.01 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 44.95 FEET TO A POINT (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING NORTH 51°33'38" WEST 44.95 FEET), THENCE NORTH 511.60 FEET TO A POINT ON THE MOST NORTHERLY LINE OF LANDS DESCRIBED IN O.R. BOOK 387, PAGE 17, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, SAID POINT ALSO BEING IN A 14 FOOT WIDE DRAINAGE CANAL, THENCE NORTH 89°43' 15" EAST ALONG SAID NORTHERLY LINE AND ALONG SAID CANAL A DISTANCE OF 500 FEET, THENCE SOUTH 364.23 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

A PARCEL OF LAND LYING IN SECTION 21, TOWNSHIP 18 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA. SAID PARCEL BEING A PORTION OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2802, PAGE 1484, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 18 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA; THENCE ALONG THE EAST BOUNDARY OF SAID NORTHEAST 1/4, NORTH 00° 13' 48" EAST, 75.48 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 44; THENCE DEPARTING SAID EAST BOUNDARY, AND ALONG SAID NORTHERLY RIGHT OF WAY LINE, SOUTH 88° 39' 26" WEST, 180.07 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, NORTH 00° 13' 48" EAST 567.74 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE SOUTH 89° 57' 03" WEST, 500 FEET TO A POINT ON THE WEST BOUNDARY OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2802, PAGE 1484; THENCE ALONG SAID WEST BOUNDARY NORTH 00° 13' 48" WEST, 58.40 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2802, PAGE 1484; THENCE DEPARTING SAID WEST BOUNDARY, AND ALONG SAID NORTH BOUNDARY, NORTH 89° 57' 03" EAST, 500.00 FEET TO A POINT ON THE EAST BOUNDARY OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2802, PAGE 1484; THENCE DEPARTING SAID NORTH BOUNDARY, AND ALONG SAID EAST BOUNDARY, SOUTH 00° 13' 48" WEST, 58.40 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

A PARCEL OF LAND LYING IN SECTION 21, TOWNSHIP 18 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA. SAID PARCEL BEING A PORTION OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 131, PAGE 225, OF THE PUBLIC RECORDS OF CITRUS COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 18 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA; THENCE ALONG THE EAST BOUNDARY OF SAID NORTHEAST 1/4, NORTH 00° 13' 48" EAST, 75.48 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 44; THENCE DEPARTING SAID EAST BOUNDARY, AND ALONG SAID NORTHERLY RIGHT OF WAY LINE, SOUTH 88° 39' 26" WEST, 30.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF NORTHEAST 6TH AVENUE; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, AND ALONG SAID WESTERLY RIGHT OF WAY LINE, NORTH 00° 13' 48" EAST, 200.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, SOUTH 88° 39' 26" WEST, 150.06 FEET TO A POINT ON THE WEST BOUNDARY OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 131, PAGE 225; THENCE ALONG SAID WEST BOUNDARY NORTH 00° 13' 48" EAST, 194.30 FEET; THENCE DEPARTING SAID WEST BOUNDARY, NORTH 88° 23' 24" EAST 150.08 FEET TO A POINT ON THE AFORESAID WESTERLY RIGHT OF WAY LINE OF NORTHEAST 6TH AVENUE; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, SOUTH 00° 13' 48" WEST, 195.00 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF CITRUS, STATE OF FLORIDA.

EXHIBIT B

1. Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land
3. Southwest Florida Water Management District Recorded Notice of Environmental Resource Permit recorded in Official Records Book 2891, Page 2386.
4. Terms and conditions of that Drainage Easement by RMC 19 & 44, LLC, a Florida limited liability company, and the School Board of Citrus County, Florida, a political division of the State of Florida, recorded December 15, 2017, in Official Records Book 2869, Page 880, of the public records of Citrus County, Florida.
5. Terms, conditions and provisions as set forth in the Land Lease Agreement by and between RMC 19 & 44, LLC, a Florida limited liability company, and Wawa Florida, LLC, a Delaware limited liability company, dated October 14, 2016, as amended, a memorandum of which was recorded December 15, 2015, in Official Records Book 2869, Page 934, as amended by Amendment to Memorandum of Land Lease Agreement, recorded February 4, 2020 in Official Records Book 3036, Page 1245, all of the public records of Citrus County, Florida.