

This Instrument Prepared by:

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After Recording Return to:

Old Republic National Title Insurance Company
c/o Duane Morris, LLP
201 South Biscayne Blvd., Suite 3400
Miami, Florida 33131-4325

Tax parcel identification no.: 17E19S011300 and 17E19S01241000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY executed as of the 15 day of DECEMBER, 2021, by **GULF TO LAKES ASSOCIATES, LTD.**, a Florida limited partnership, now known as Gulf to Lakes Associates, LLLP, a Florida limited liability limited partnership, whose post office address is 3991 W. Gulf to Lakes Highway, Lecanto, Florida 34461 ("Grantor"), to **CRYSTAL RIDGE COMMERCIAL GROUP LLC**, a Florida limited liability company, whose address is 103 Commerce Street, Suite 140, Lake Mary, Florida 32746 ("Grantee"):

[Whenever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations whenever the context so admits or requires.]

WITNESSETH:

The Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the Grantee, all that certain land situated in Citrus County, Florida (the "Property"), described as follows:

SEE **EXHIBIT "A"** ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenants with the Grantee that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; that it 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 said Grantor, but against none other; and that said land is free of all encumbrances, except for those matters shown on Exhibit "B", attached hereto and made a part hereof by reference.

[Signatures commence on following page]

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed the day and year first above written.

Signed, sealed and delivered
in the presence of:

GRANTOR:

Lisa A. Avola
(signature)
Lisa A. Avola
(print name)

GULF TO LAKES ASSOCIATES, LLLP, a
Florida limited liability limited partnership

By: OLSEN FAMILY INVESTMENTS, LLC,
a Florida limited liability company,
its General Partner

Robert F. Avola
(signature)
Robert F. Avola
(print name)

By: [Signature] (Seal)
Bruce A. Olsen, its Manager

STATE OF New Hampshire
COUNTY OF Gilford

The foregoing instrument was acknowledged before me this 9th day of December, 2021, by Bruce A. Olsen, as Manager of Olsen Family Investments, LLC, the General Partner of Gulf to Lakes Associates, LLLP, a Florida limited liability limited partnership, on behalf of the partnership, by means of physical presence or online notarization who is personally known to me or who has produced identification in the form of _____.

WITNESS MY HAND AND SEAL, in Gilford, NH, this 9th day of December, 2021.

Lisa A. Avola
Lisa A. Avola
Print Name
Notary Public, State and County aforesaid

My commission expires: 8/26/2025
My commission number is: _____



EXHIBIT "A"
Legal Description of the Property

PARCEL A:

A PARCEL OF LAND SITUATED IN THE EAST 1/2 OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA, LYING WEST OF SOUTH ROCK CRUSHER ROAD (HAVING A RIGHT OF WAY WIDTH OF 100 FEET), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF SAID SECTION 1, THENCE NORTH 0°19'50" WEST, ALONG THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 1, A DISTANCE OF 2141.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 0°19'50" WEST, ALONG THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 1, A DISTANCE OF 1854.18 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 1, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 883, PAGES 618 AND 619 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89°54'57" EAST, ALONG THE SOUTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 883, PAGES 618 AND 619, OFFICIAL RECORDS BOOK 2883, PAGES 984 THROUGH 986, OFFICIAL RECORDS BOOK 2176, PAGE 1358, OFFICIAL RECORDS BOOK 2340, PAGES 1738 AND 1739 AND IN OFFICIAL RECORDS BOOK 529, PAGE 45 ALL OF THE PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 931.48 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF WEST 7 RIVERS DRIVE (HAVING A RIGHT OF WAY WIDTH OF 50 FEET); THENCE SOUTH 69°44'55" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 335.66 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 40.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 34°54'40" EAST, 44.39 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 67°24'37", AN ARC LENGTH OF 47.06 FEET TO THE WESTERLY RIGHT OF WAY LINE OF AFOREMENTIONED SOUTH ROCK CRUSHER ROAD; THENCE SOUTH 0°15'29" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 466.23 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1650.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 13°02'07" EAST, 729.03 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 25°31'34", AN ARC LENGTH OF 735.10 FEET TO THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1497, PAGES 977 THROUGH 979; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, SOUTH 89°57'56" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 608.16 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE SOUTH 0°19'34" EAST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 518.25 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE SOUTH 89°38'38" WEST, A DISTANCE OF 822.44 FEET TO THE POINT OF BEGINNING.

PARCEL B:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 17 EAST; THENCE S 89°34'18" W ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1 A DISTANCE OF 1233.55 FEET TO THE POINT BEGINNING, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF NORTH ROCK CRUSHER ROAD AS PER CITRUS COUNTY RIGHT OF WAY ACQUISITION MAP DATED APRIL, 29, 1988, SAID POINT ALSO BEING ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1,650.00 FEET AND A DELTA OF 30°29'53"; THENCE CONTINUE S 89°34'18" W ALONG SAID NORTH LINE A DISTANCE OF 608.10 FEET; THENCE S 00°37'12" E PARALLEL TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1 A DISTANCE OF 518.24 FEET TO A POINT, BEING 2,141.90 FEET NORTHERLY OF, WHEN MEASURED PERPENDICULARLY TO, THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1; THENCE N 89°22'51" E PARALLEL TO SAID SOUTH LINE OF DISTANCE OF 904.29 FEET TO A POINT BEING ON AFORESAID WESTERLY RIGHT OF WAY LINE; THENCE N 31°04'15" W ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 451.38 FEET TO THE POINT OF CURVATURE OF AFORESAID CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 143.93 FEET TO THE POINT OF BEGINNING (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING NORTH 28°34'03" W - 143.88 FEET).

EXHIBIT "B"

Permitted Exceptions

1. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable.
2. All matters that would be disclosed upon an accurate and current survey of the Property.
3. Matters shown on the Boundary Survey Map recorded September 19, 2008, in Official Records Book 2243, page 17, of the Public Records of Citrus County, Florida.