

This instrument prepared by:  
Timothy A. Knowles, Esquire  
Porges, Hamlin, Knowles & Hawk, P.A.  
Post Office Box 9320  
Bradenton, Florida 34206  
File No.: 11552-02  
Price: \$10.00

THIS DEED PREPARED WITHOUT THE  
BENEFIT OF TITLE EXAMINATION

**THIS DEED CONSTITUTES THE DISTRIBUTION OF UNENCUMBERED LAND DESCRIBED  
HEREIN, BY A LIMITED LIABILITY COMPANY AS GRANTOR, TO ITS MEMBERS AS  
TENANTS IN COMMON AS GRANTEEES, IN THEIR PRE-EXISTING PERCENTAGES OF  
OWNERSHIP IN CONTEMPLATION OF THE DISSOLUTION OF THE COMPANY AND IS NOT  
SUBJECT TO FLORIDA DOCUMENTARY STAMP TAXES.**

**WARRANTY DEED**

This Warranty Deed made and executed on the 6<sup>th</sup> day of June, 2022, between Kings Bay Plaza, LLC, a Florida limited liability company, whose post office address is 1200 Wilshire Blvd, Suite 208, Los Angeles, CA 90017, hereinafter called the Grantor and those persons, trustees and business entities named in Schedule 1, attached hereto and incorporated herein, hereinafter each called a Grantee and collectively called Grantees, all as undivided Tenants in Common in the percentages of ownership stated in said Schedule 1.

Witnesseth, that the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release and confirm unto the Grantee, all that certain land situated in Citrus County, Florida, viz:

See Exhibit A, attached hereto and by reference made  
a part hereof hereinafter called "Land".

(Property D.P. Nos. 1068428, 1068436, 2319674, 1068495 and 2264276.)

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 said Grantee that it is lawfully seized of said Land in fee simple; that it has good and lawful authority to sell and convey said Land ; that it hereby fully warrants the title to said Land and will defend the same against the lawful claims of all persons whomsoever and that said Land is free of all encumbrances except real estate taxes for the year 2022 and subsequent years and all valid easements, restrictions and reservations of record. The Grantor further covenants that this conveyance has been approved and directed by a Majority in Interest of the Members of the Grantor in compliance with Article 6.1(B) (3), of the Operating Agreement of the Grantor.

In Witness Whereof, the Grantor has caused these presents to be executed, in its name, by its proper Managers as duly authorized, as of the day and year first above written.

Signed, sealed and delivered in the presence of:

KINGS BAY PLAZA, LLC  
a Florida limited liability company

[Signature]  
Print Name: Matthew C. Dunn

By: [Signature]  
Michael J. Dunn, Manager

Print Name: RICHARD WARREN

[Signature]  
Print Name: Amanda T. Welborn

By: [Signature]  
Louis R. Doyle, Manager

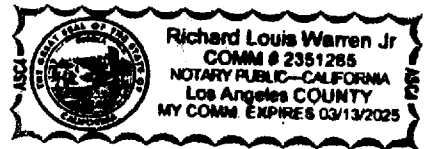
[Signature]  
Print Name: Eryn C. West

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES  
(Dunn Notary )

On June 6, 2022 before me, RICHARD WARREN JR personally appeared Michael J. Dunn,, as Manager, of KINGS BAY PLAZA, LLC, a Florida limited liability company, on behalf of the company, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



[Signature]  
Notary Public, State of California

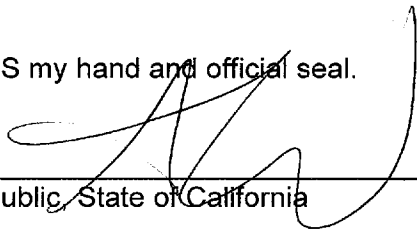
ADDITIONAL NOTARY SIGNATURE PAGE FOLLOWS

STATE OF CALIFORNIA  
COUNTY OF Los Angeles  
(Doyle Notary)

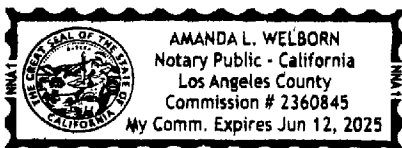
On June 3, 2022 before me, Amanda L. Welborn, Notary Public personally appeared Louis R. Doyle, as Manager, of KINGS BAY PLAZA, LLC, a Florida limited liability company, on behalf of the company, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



\_\_\_\_\_  
Notary Public, State of California



**SCHEDULE 1  
GRANTEES, ADDRESSES  
AND PERCENTAGE OF UNDIVIDED OWNERSHIP**

Grantees and Addresses:	Percentage of Undivided Ownership
1. Padick Partners, LLC, a California limited liability company 1200 Wilshire Blvd., Ste. 208 Los Angeles, CA 90017	12.06%
2. Joell Partners, LLC, a California limited liability company 1200 Wilshire Blvd., Ste. 208 Los Angeles, CA 90017	15.44%
3. Mary Catherine McPherson 1200 Wilshire Blvd., Ste. 208 Los Angeles, CA 90017	1.25%
4. Napa Holdings, LLC, a California limited liability company 1200 Wilshire Blvd., Ste. 208 Los Angeles, CA 90017	10.00%
5. Cathleen French, Trustee of The French Family Trust u/d/t 10/2/1996 1200 Wilshire Blvd., Ste. 208 Los Angeles, CA 90017	1.25%
6. Jay E. Buckey and Carolyn D. Buckey, Trustees of The Buckey Revocable Living Trust Dated May 25, 2007 1200 Wilshire Blvd., Ste. 208 Los Angeles, CA 90017	1.25%
7. Hugh Maguire Properties LLC, a California limited liability company 1200 Wilshire Blvd., Ste. 208 Los Angeles, CA 90017	15.63%
8. Maryly Maguire Properties LLC, a California limited liability company 1200 Wilshire Blvd., Ste. 208 Los Angeles, CA 90017	15.63%
9. Louis R. Doyle, Trustee of the L.R. Doyle, Inc. Profit Sharing Plan 1200 Wilshire Blvd., Ste. 208 Los Angeles, CA 90017	15.00%
10. Lida Rose, LP, a California limited partnership 1200 Wilshire Blvd., Ste. 208 Los Angeles, CA 90017	6.25%

11. John Ware Hunter, Jr., Trustee of the John Ware Hunter,  
Jr. Trust U/A 5/11/2015  
1200 Wilshire Blvd., Ste. 208  
Los Angeles, CA 90017

6.25%

**EXHIBIT A**  
**Land - Legal Description**

A portion of Section 21, Township 18 South, Range 17 East, Citrus County, Florida, being more particularly described as follows:

Commence at a railroad spike found in pavement marking the Northeast corner of the Southeast quarter of the Southeast quarter of said Section 21; thence South 68 degrees 14' 03" West a distance of 106.39 feet to a rebar marking the intersection of the Westerly right of way line of U.S. Highway 19 (200 foot right of way) with the Southerly right of way line of Northeast 1<sup>st</sup> Terrace (38.5 foot right of way), said point being the Northeast corner and Point of Beginning of the following described parcel; thence South 00 degrees 27' 18" East along said right of way line of U.S. Highway 19 a distance of 171.71 feet to a concrete monument; thence South 00 degrees 28' 35" East along said right of way line a distance of 450.88 feet to a concrete monument; thence South 89 degrees 31' 17" West a distance of 172.58 feet to a rebar; thence South 00 degrees 07' 32" East a distance of 220.09 feet to a rebar on the Northerly right of way line of Kings Bay Drive (66 foot right of way); thence South 89 degrees 28' 29" West along said right of way line a distance of 481.91 feet to a nail in pavement; South 89 degrees 56' 07" West along said right of way line a distance of 43.09 feet to a concrete monument marking the intersection of said right of way line with the Easterly right of way line of Cutler Spur Boulevard (100 foot right of way); thence North 23 degrees 55" 06" West along said right of way line of Cutler Spur Boulevard a distance of 91.43 feet to a rebar; thence North 23 degrees 35' 08" West along said right of way line a distance of 822.61 feet to a rebar marking the intersection of said right of way line with said Southerly right of way line of Northeast 1<sup>st</sup> Terrace; thence North 89 degrees 23' 57" East along said right of way line of Northeast 1<sup>st</sup> Terrace a distance of 1058.23 feet to the Point of Beginning.

BEING ONE AND THE SAME AS THE FOLLOWING DESCRIBED PARCELS:

EXHIBIT A CONTINUED

Legal Description

Legal Description Book 433 page 244  
Indenture dated June 13, 1976

Commencing at the NE corner of the SE 1/4 of the SE 1/4 of Section 21, township 18 South, Range 17 East, Citrus County, Florida, run South 89°24'13" West 99.0 feet; thence South 0°28'06" East 210.00 feet to a point of beginning; thence run South 0°28'06" East 450.70 feet; thence South 89°24'30" West 172.65 feet; thence South 0°18'48" East 220.09 feet; thence South 89°30'40" West 386.28 feet; thence North 0°28'06" West 671.33 feet; thence North 89°24'13" East 580.00 feet to the point of beginning.

Indenture dated June 9, 1976  
Legal Description Book 433 page 246 - 250

Commence at the NE corner of the SE 1/4 of the SE 1/4 of Section 21, Township 18 South Range 17 East, thence S 89°24'13" W along the North line of said SE 1/4 of the SE 1/4 a distance of 99 feet to a point, said point being on the West Right-of-Way line of U.S. Highway 19, thence S 0°28'06" E along said West Right-of-Way a distance of 210 feet, thence S 89°24'13" W parallel to the N line of said SE 1/4 of the SE 1/4 a distance of 560 feet, to the POINT OF BEGINNING, thence S 0°28'06" E, parallel to the W Right-of-Way of said U.S. Highway No 19, a distance of 670.01 feet to a point on the N Right-of-Way line of Kings Bay Drive, said point being 33 feet from, measured at a right angle to, the centerline of said Kings Bay Drive thence S 89°30'40" W along said Right-of-Way line a distance of 139 feet to a point on the East Right-of-Way line of the S.C.L. Railroad (formerly the A.C.L. Railroad), said point being 50 feet from, measured at a right angle to, the centerline of said Railroad, thence N 23°37'08" W along said Right-of-Way line a distance of 91.57 feet, thence North 0°28'06" West parallel to the West Right-of-Way line of said U.S. Highway 19, a distance of 585.47 feet to a point, thence N 89°24'13" E parallel to the North line of said SE 1/4 of SE 1/4 a distance of 175.00 feet to the point of beginning.

Easement lessed out:

Commence at the NE corner of the SE 1/4 of the SE 1/4 of Section 21, Township 18 South Range 17 East, thence S 89°24'13" W along the North line of said SE 1/4 of the SE 1/4 a distance of 99 feet to a point, said point being on the West Right-of-Way line of U.S. Highway 19, thence S 0°28'06" E along said West Right-of-Way a distance of 210 feet to a point, thence S 89°24'13" W parallel to the North line of said SE 1/4 of the SE 1/4 a distance of 568 feet to a point, thence S 0°28'06" E, parallel to the West Right-of-Way of said U.S. Highway No. 19, a distance of 670.01 feet to a point on the North Right-of-Way line of Kings Bay Drive, said point being 33 feet from, measured at a right angle to, the centerline of said Kings Bay Drive thence S 89°30'40" W along said Right-

of-Way line a distance of 95.50 feet to the POINT OF BEGINNING, thence continue S 89°30'40" W along said Right-of-Way line a distance of 43.50 feet to a point on the East Right-of-Way line of the S.C.L. Railroad (formerly the A.C.L. Railroad), said point being 50 feet from, measured at a right angle to, the centerline of said Railroad, thence W 23°37'08" W along said Right-of-Way line a distance of 91.57 feet to a point thence N 0°28'06" W along a line parallel to the West Right-of-Way line of U.S. Highway No. 19, a distance of 101.74 feet to a point, thence S 23°37'03" E along a line that is 40 feet Northeast of, measured at right angle to and parallel to said S.C.L. Right-of-Way line for 202.21 feet to the POINT OF BEGINNING.

Commence at the NE corner of the SE 1/4 of the SE 1/4 of Section 21, Township 18 South, Range 17 East, thence S 89°24'13" W along the North line of said SE 1/4 of the SE 1/4 a distance of 99 feet to the POINT OF BEGINNING, said Point being on the West Right-of-Way line of U.S. Highway 19, thence S 0°28'06" E along said West Right-of-Way a distance of 210 feet, thence S 89°24'13" W parallel to the North line of said SE 1/4 of the SE 1/4 a distance of 560 feet, thence S 0°28'06" E, parallel to the West Right-of-Way of said U.S. Highway No. 19, a distance of 670.01 feet to a point on the North Right-of-Way line of Kings Bay Drive, said point being 33 feet from, measured at a right angle to, the centerline of said Kings Bay Drive thence South 89°30'40" W along said Right-of-Way line a distance of 139 feet to a point on the East Right-of-Way line of the S.C.L. Railroad (formerly the A.C.L. Railroad), said point being 50 feet from, measured at a right angle to, the centerline of said Railroad, thence N 23°37'08" W along said Right-of-Way line a distance of 955.88 feet to a point on the North line of the aforementioned SE 1/4 of the SE 1/4, thence N 89°24'13" E along said North line a distance of 1,074.80 feet to the POINT OF BEGINNING. LESS AND EXCEPT the North sixty (60') feet of the above described properties (hereinafter referred to as "the property") and LESS AND EXCEPT also the following described parcel:

Commence at the NE corner of the SE 1/4 of the SE 1/4 of Section 21, Township 18 South Range 17 East, thence S 89°24'13" W along the North line of said SE 1/4 of the SE 1/4 a distance of 99 feet to a point, said point being on the West Right-of-Way line of U.S. Highway 19, thence S 0°28'06" E along said West Right-of-Way a distance of 210 feet, thence S 89°24'13" W parallel to the N line of said SE 1/4 of the SE 1/4 a distance of 560 feet, to the POINT OF BEGINNING, thence S 0°28'06" E, parallel to the W Right-of-Way of said U.S. Highway No. 19, a distance of 670.01 feet to a point on the W Right-of-Way line of Kings Bay Drive, said point being 33 feet from, measured at a right angle to, the centerline of said Kings Bay Drive thence S 89°30'40" W along said Right-of-Way line a distance of 139 feet to a point on the East Right-of-Way line of the S.C.L. Railroad (formerly the A.C.L. Railroad), said point being 50 feet from, measured at a right angle to, the centerline of said Railroad, thence N 23°37'08" W along said Right-of-Way line a distance of 91.57 feet, thence North 0°28'06" West parallel to the West Right-of-Way line of said U.S. Highway 19, a distance of 585.47 feet to a point, thence N 89°24'13" E parallel to the North line of said SE 1/4 of SE 1/4 a distance of 175.00 feet to the POINT OF BEGINNING.

Indenture dated December 1976  
Book 450 page 260-261

Commence at the NE corner of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 21, Township 18 South, Range 17 East, thence S  $89^{\circ}24'13''$  W along the North line of said SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  a distance of 99 feet to the Point of Beginning, said Point being on the West Right-of-Way line of U.S. Highway 19, thence S  $0^{\circ}28'06''$  E along said West Right-of-Way a distance of 210 feet, thence S  $89^{\circ}24'13''$  W parallel to the North line of said SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  a distance of 560 feet, thence S  $0^{\circ}28'06''$  E, parallel to the West Right-of-Way of said U.S. Highway No. 19, a distance of 670.01 feet to a point on the North Right-of-Way line of Kings Bay Drive, said point being 33 feet from, measured at a right angle to, the centerline of said Kings Bay Drive thence South  $89^{\circ}30'40''$  W along said Right-of-Way line a distance of 139 feet to a point on the East Right-of-Way line of the S.C.L. Railroad (formerly the A.C.L. Railroad), said point being 50 feet from, measured at a right angle to, the centerline of said Railroad, thence N  $23^{\circ}37'08''$  W along said Right-of-Way line a distance of 955.88 feet to a point on the North line of the aforementioned SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , thence N  $89^{\circ}24'13''$  E along said North line a distance of 1,074.80 feet to the POINT OF BEGINNING. LESS AND EXCEPT the North sixty (60) feet of the above-described property; (hereinafter referred to as "the property"), and LESS AND EXCEPT also the following described parcel:

Commence at the NE corner of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 21, Township 18 South, Range 17 East, thence S  $89^{\circ}24'13''$  W along the North line of said SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  a distance of 99 feet to a point, said point being on the West Right-of-Way line of U.S. Highway 19, thence S  $0^{\circ}28'06''$  E along said West Right-of-Way a distance of 210 feet, thence S  $89^{\circ}24'13''$  W parallel to the N line of said SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  a distance of 560 feet, to the POINT OF BEGINNING, thence S  $0^{\circ}28'06''$  E, parallel to the W Right-of-Way of said U.S. Highway No. 19, a distance of 670.01 feet to a point on the N Right-of-Way line of Kings Bay Drive, said point being 33 feet from, measured at a right angle to, the centerline of said Kings Bay Drive thence S  $89^{\circ}30'40''$  W along said Right-of-Way line a distance of 139 feet to a point on the East Right-of-Way line of the S.C.L. Railroad (formerly the A.C.L. Railroad), said point being 50 feet from, measured at a right angle to, the centerline of said Railroad, thence N  $23^{\circ}37'08''$  W along said Right-of-Way line a distance of 91.57 feet, thence North  $0^{\circ}28'06''$  West parallel to the West Right-of-Way line of said U.S. Highway 19, a distance of 585.47 feet to a point, thence N  $89^{\circ}24'13''$  E parallel to the North line of said SE  $\frac{1}{4}$  of SE  $\frac{1}{4}$  a distance of 175.00 feet to the point of beginning.

ALSO:

The North sixty (60) feet of that part of the SE  $\frac{1}{4}$  of SE  $\frac{1}{4}$  of Section 21, Township 18 South, Range 17 East, Citrus County, Florida, lying East of the right of way of the Seaboard Coast Line Railroad Company (formerly Atlantic Coast Line Railroad Company) and West of the right of way of U.S. Highway 19 (State Road 55, formerly designated State Road 15).

Indenture dated December, 20 1976  
Book 553 page 465

**LESS AND EXCEPT:**

North 38.5 feet of the N  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  lying East of the ACL R.R. right-of-way and West of U.S. Highway No. 19 in Section 21, Township 18 South, Range 17 East, Citrus County, Florida.

**(END OF EXHIBIT A)**