



RG Towers' Developmental Review Application- Sonic

Developmental review application

Warranty Deed

Prepared by:

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GENERAL WARRANTY DEED

Sonic Restaurants, Inc., an Oklahoma corporation ("Grantor"), whose mailing address is 300 Johnny Bench Drive, Oklahoma City, OK 73104, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by SRI Real Estate Properties LLC, a Delaware limited liability company ("Grantee"), whose mailing address is 300 Johnny Bench Drive, Oklahoma City, OK 73104, the receipt and sufficiency of which consideration are hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee all of that certain real property located in St. Lucie County, Florida, and being more particularly described in Exhibit "A" which is attached hereto and by this reference made a part hereof for all purposes (the "Land"), LESS AND EXCEPT all oil, gas and other minerals, not limited solely to hydrocarbons, previously reserved or conveyed of record, and all rights pertaining thereto, but together with all improvements thereon and all and singular the rights, benefits, privileges, easements, tenements, hereditaments, and appurtenances thereon or in anywise appertaining thereto (said real property, together with such improvements and such rights, benefits, privileges, easements, tenements, hereditaments and appurtenances are hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property, subject to any and all easements, rights-of-way, encumbrances, conditions, covenants, restrictions, reservations and other matters of record, all applicable building and zoning ordinances, laws, regulations and restrictions by governmental authorities and all matters as would be disclosed by an accurate on-the-ground survey of the Property (the "Permitted Exceptions") as aforesaid, unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Land, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

THIS IS A CONVEYANCE OF UNENCUMBERED PROPERTY FROM A PARENT ENTITY TO ITS WHOLLY OWNED SUBSIDIARY FOR NO ADDITIONAL CONSIDERATION.

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EXHIBIT "A"
Legal Description

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PARCEL 1:

A parcel of land lying in Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida, described as follows:

Parcel B-2, FORT PIERCE PLAZA, according to the plat thereof recorded in Plat Book 35, pages 21, 21A and 21B, of the Public Records of St. Lucie County, Florida.

LESS AND EXCEPTING that portion of Parcel B-2, as conveyed to Racetrac Petroleum, Inc., dated March 17, 1999, and recorded March 18, 1999, in Official Records Book 1210, page 903, of the public records of St. Lucie County, Florida.

PARCEL 2:

Non-exclusive Easement for ingress and egress as created and described in that certain Reciprocal Easement and Operation Agreement, recorded in Official Records Book 1065, page 1910, and amended under the First Amendment to Reciprocal Easement and Operation Agreement recorded in Official Records Book 1210, page 918, of the public records of St. Lucie County, Florida.

COPY

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TO: Clerk of Court of St. Lucie County
ATTN: Recording

Please record the enclosed documents and return them to this office:

Deed	\$27.00
Doc. Stamps	\$none due
TOTAL	\$27.00

COPY

NOTE: Per F.S. 692.01 - two witnesses are not required.

Thank you!

Macfarlane, Ferguson & McMullen
ATTN: Linda Morris
P.O. Box 1699
Clearwater, FL 33757
727-441-8966 x 2232

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