

Prepared by and return to upon recording:

Bryan W. Sykes, Esq.  
Meridian Partners Law P.A.  
4923 W. Cypress Street  
Tampa, FL 33607

Parcel No.: 2324-210-0000-000-6

Consideration: \$3,908,314.10

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SPACE ABOVE RESERVED FOR RECORDING INFORMATION

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**SPECIAL WARRANTY DEED**

This **SPECIAL WARRANTY DEED** is executed this 15<sup>th</sup> day of September, 2021, by **KINGS HIGHWAY COMMERCE PARK, LLC**, a Florida limited liability company, having an address of 18860 Loxahatchee River Road, Jupiter, Florida 33548 (hereinafter, the "Grantor"), to **SCANNELL PROPERTIES #533, LLC**, an Indiana limited liability company, having an address of 8801 River Crossing Boulevard, Suite 300, Indianapolis, Indiana 46240 (hereinafter, the "Grantee"), the foregoing sometimes being referred to herein as the "Parties".

**WITNESSETH**, that Grantor, for and in consideration of the sum of \$10.00 and/or other valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land (the "Property") lying and situate in St. Lucie County, Florida, to-wit:

**SEE ATTACHED EXHIBIT A.**

**SUBJECT TO** all easements, restrictions, reservations, and limitations of record, if any, existing as of the date of this conveyance and those permitted exceptions set forth on **Exhibit B** hereof.

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

Together with all buildings, fixtures and other improvements as presently located on the Property.

Together with all of Grantor's right, title and interest in and to all strips and gores, any existing or proposed streets, roadways, alleys and/or adjacent rights of way and any land lying in the bed of any street, road or alley, open or closes, adjoining the Property

**TO HAVE AND TO HOLD** the same in fee simple forever. Grantor hereby covenants with Grantee that Grantor is lawfully seized of the aforesaid land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and Grantor hereby warrants title to said land, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

**SIGNATURE PAGE IMMEDIATELY FOLLOWS THIS PAGE**

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Witnesses:

[Signature]  
Name: Heather Steville

[Signature]  
Name: Kaylee Marsilio

GRANTOR:

**KINGS HIGHWAY COMMERCE PARK, LLC,**  
a Florida limited liability company

By: [Signature]  
Edward Sasso, Managing Member

STATE OF New York  
COUNTY OF Jefferson

Executed and acknowledged before me by means of  physical presence or  online notarization, this 14 day of September, 2021 by Edward Sasso, as the Managing Member of **KINGS HIGHWAY COMMERCE PARK, LLC**, a Florida limited liability company. He  is personally known to me; or  produced Florida Driver License as identification.

(seal) Kelly Butcher  
Notary Public, State of New York  
Residing in Jefferson County  
No. 01BU5075260  
My Commission Expires Mar. 31 2023

[Signature]  
Notary Public  
State of Florida New York

Exhibit A  
Legal Description

PARCEL 1 (FEE SIMPLE ESTATE)

The Northwest Quarter of the Northwest Quarter and the West Half of the West Half of the Northeast Quarter of the Northwest Quarter of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida; LESS AND EXCEPTING there from the South 400 feet of the North 903.20 feet of the East 750 feet of the West 775 feet of said Section 24; LESS right-of-way for Kings Highway and White Road.

Together with the following described Parcel "A":

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

The South 35.30 feet of the North 538.50 feet of the East 750 feet of the West 775 feet of the Northwest Quarter of the Northwest Quarter of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida.

Less the following described Parcel "B":

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

The South 35.30 feet of the North 938.50 feet of the East 750 feet of the West 775 feet of the Northwest Quarter of the Northwest Quarter of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida.

Further LESS AND EXCEPT the lands as more particularly described in Order of Taking recorded September 29, 2016 in Official Records Book 3917, Page 899.

PARCEL 2 (NON-EXCLUSIVE EASEMENT ESTATE)

Together with the non-exclusive easement as created by that certain Grant of Easement - Sewer recorded June 20, 2005 in Official Records Book 2276, Page 2280 as modified by Modification of Easement recorded in Official Records Book 2382, Page 1131, of the Public Records of St. Lucie County, Florida.

**Exhibit B**  
Permitted Exceptions

1. Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable.
2. Easement in favor of Southern Bell Telephone and Telegraph Company, recorded October 30, 1956 in Deed Book 220, Page 436, with Subordination of Utility Interests recorded in Official Records Book 3837, Page 1758, as to Parcel 1.
3. Terms and conditions of Grant of Easement - Sewer by and between Graham Groves Development, LLC, a Florida limited liability company and Steven L. Craig, as Trustee under Trust Agreement dated May 17, 1985 and Christopher Cook, as Trustee under Trust Agreement dated May 17, 1985, recorded 2276, Page 2280 as modified by Modification of Easement recorded in Official Records Book 2382, Page 1131, as to Parcels 1 and 2.
4. Agreement for Right of Way Easement with Kirco Acquisition, LLC, recorded January 9, 2009 in Official Records Book 3050, Page 1234, as to Parcel 1.
5. Easements as set forth in Order of Taking recorded September 29, 2016 in Official Records Book 3917, Page 899, as to Parcel 1.

NOTE: Notice of Environmental Resource Permit recorded December 1, 2009 in Official Records Book 3149, Page 878.

NOTE: All recording references in this form shall refer to the public records of St. Lucie County, Florida, unless otherwise noted.