

Prepared by:
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(540) 512-1802
File No.: NCS-867821

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made on October 20, 2017, between

Ruby Cottage, LLC, a Florida limited liability company

having a business address at: 2082 Cottage Lane NW, Atlanta, GA 30318
("Grantor"), and

Stanley B. Schneider, Trustee of the Survivor's Trust of the Schneider Family Trust dated 1/26/99 as to an undivided 50% interest and Richard A. Kiwan and Diane C. Kiwan, Trustees of the Kiwan Family Trust dated 5/26/2010 as to an undivided 50% interest, both as tenants in common

having a mailing address of: c/o Gursej | Schneider LLP, 1888 Century Park East, Suite 900, Los Angeles, CA 90067
("Grantee"),

WITNESSETH, that the said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, remised, released, conveyed and confirmed unto said "Grantee", it's successors and assigns forever, following described land, situate, lying and being in the County of **Flagler**, State of **Florida**, to-wit:

Lot 3, St. Joe Corporate Park according to plat thereof recorded in Map Book 32, Pages 81 - 83, Public Records of Flagler County, Florida.

TOGETHER WITH that certain common access easement at the northwesterly corner of said Lot 3 and the northeasterly corner of Lot 4, at their intersection with the southerly right-of-way line of Palm Coast Parkway, as shown on said Plat and as described in Declaration dated August 30, 2002, recorded at Official Records Book 854, Page 1629, Public Records of Flagler County, Florida.

ALSO TOGETHER WITH that certain Agreement Easement for And Maintenance of the Water Retention Pond, Lots 1, 2, and 3, St. Joe, recorded November 18, 2013 in Official Records Book 1976, Page 381, of the Public Records of Flagler County, Florida.

Tax Parcel Identification Number: **14-11-30-5538-00000-0030**

SUBJECT, however, to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, if any.

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 Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other, except for the permitted exceptions described in the attached Exhibit A.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name, the day and year first above written.


Ruby Cottage, LLC, a Florida limited liability company

By: 
Matthew S. Prince, Manager

Signed, sealed and delivered in our presence:


Witness Signature

Print Name: Luke Zemis


Witness Signature

Print Name: M. Dominic Reinacker

State of Georgia

County of Cobb

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on October 20, 2017, by **Matthew S. Prince, as Manager, on behalf of Ruby Cottage, LLC, a Florida limited liability company**, existing under the laws of the State of **Florida**, who is/are personally known to me or who has/have produced a valid driver's license as identification.


Notary Public

Jacqueline Denier
(Printed Name)

My Commission expires: 4.4.21

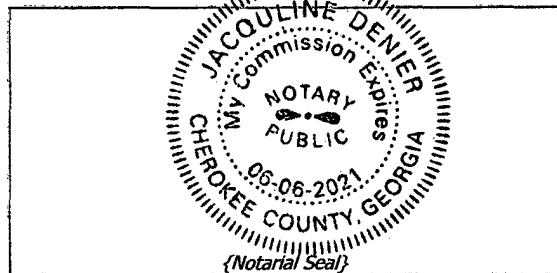


EXHIBIT A

PERMITTED EXCEPTIONS

1. This item has been intentionally deleted.
2. This item has been intentionally deleted.
3. This item has been intentionally deleted.
4. This item has been intentionally deleted.
5. This item has been intentionally deleted.
6. This item has been intentionally deleted.
7. This item has been intentionally deleted.
8. The lien of the taxes for the year 2017 and all subsequent years, which are not yet due and payable.
9. Plat of St. Joe Corporate Park, according to the plat thereof recorded in Plat Book 32, Page 81, of the Public Records of Flagler County, Florida.
10. Dedication and Reservation, dedicating streets, roadways, drainage and bike paths and reserving utility easements, by ITT Community Development Corporation, recorded in Official Records Book 305, Page 184, of the Public Records of Flagler County, Florida.
11. Agreement dated April 10, 1974 by and between ITT Community Development Corporation and the Division of State Planning of the Department of Administration, State of Florida, and recorded July 10, 1996 in Official Records Book 560, Page 912; and as affected by Division of State Planning Amending Agreement, recorded in Official Records Book 96, Page 204; and Clarification of the Division of State Planning Amending Agreement dated August 10, 1977, recorded in Official Records Book 413, Page 656; and Third Amending Agreement, recorded in Official Records Book 439, Page 1203, of the Public Records of Flagler County, Florida.
12. This item has been intentionally deleted.
13. Florida Water Services Corporation Agreement, recorded April 16, 2001 in Official Records Book 738, Page 143, of the Public Records of Flagler County, Florida.
14. Declaration of Covenants Regarding Common Access, recorded October 2, 2002 in Official Records Book 854, Page 1629, of the Public Records of Flagler County, Florida.
15. Easement in favor of Florida Power & Light Company, recorded July 14, 2008 in Official Records Book 1671, Page 201, of the Public Records of Flagler County, Florida.

16. Utility Agreement for Water and Wastewater Service recorded January 11, 2013, in Official Records Book 1915, page 474, as affected by Notice of Filing Relating to Filing of Utility Agreement for Water and Wastewater Service recorded in Official Records Book 1919, Page 373, of the Public Records of Flagler County, Florida.
17. City of Palm Coast Development Order Approval Technical Site Plan Tier 1, St Joe Corporate Park Lot 3/Dollar General, recorded on January 14, 2013, in Official Records Book 1915, Page 1369, as affected by City of Palm Coast Development Order Modification Approval Number 2573 St Joe Corporate Park Lot 3/Dollar General, recorded in Official Records Book 1971, Page 666, of the Public Records of Flagler County, Florida.
18. Unrecorded Lease Agreement dated April 24, 2012 by and between Millennium Venture Group, Inc., a Delaware corporation to Dolgencorp, LLC, a Kentucky limited liability company, as evidenced by Memorandum of Lease recorded March 7, 2013, in Official Records Book 1925, Page 1295, and as affected by Assignment and Assumption of Lease by Millennium Venture Group, Inc. to Ruby Cottage, LLC, recorded in Official Records Book 1976, Page 391, Public Records of Flagler County, Florida.
19. Underground Easement (Business) in favor of Florida Power & Light Company, recorded March 13, 2013, in Official Records Book 1927, Page 1085, of the Public Records of Flagler County, Florida.
20. City of Palm Coast Utility Easement recorded on June 18, 2013, in Official Records Book 1947, Page 678, of the Public Records of Flagler County, Florida.
21. Agreement Easement for And Maintenance of the Water Retention Pond, Lots 1, 2, and 3, St. Joe, recorded November 18, 2013 in Official Records Book 1976, Page 381, of the Public Records of Flagler County, Florida.
22. Riparian and/or littoral rights are not insured.
23. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).
24. The following matters as disclosed by that certain ALTA/NSPS Land Title Survey prepared by James D. Flick, PLS# 6088 dated October 4, 2017 under Project No. 1705115:
 - a. 6' PVC fence crosses onto property by .2'
 - b. Fenced gravel area crosses into drainage easement area