

Prepared by and return to:

Benjamin B. Bush, Attorney
Gardner, Bist, Bowden, Bush,
Dee, LaVia & Wright, P.A.
1300 Thomaswood Drive
Tallahassee, FL 32308
File Number: 18.2 MPB

Parcel Identification Nos.: 28-1N-29-0000-00104-0000 (Santa Rosa County)
35-1N-29-0000-02505-0000 (Santa Rosa County)
08475-000-000 (Bay County)
02-4S-01E-000-05565-004 (Wakulla County)
A-15-29-19-4CM-000000-00017.0 (Hillsborough County)

NOTE TO CLERK: ALL DOCUMENTARY STAMP TAXES REQUIRED TO BE PAID ON THE RECORDATION OF THIS WARRANTY DEED ARE BEING PAID IN SANTA ROSA COUNTY, FLORIDA.

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Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 31st day of December, 2018, by and between **MCKENZIE TANK LINES, INC.**, a Florida corporation, whose post office address is 1966 Commonwealth Lane, Tallahassee, Florida 32303, as grantor, and **GROENDYKE TRANSPORT, INC.**, an Oklahoma corporation, whose post office address is 2510 Rock Island Boulevard, Enid, Oklahoma 73701, as grantee. The terms "grantor" and "grantee" are used for singular or plural, as context requires.

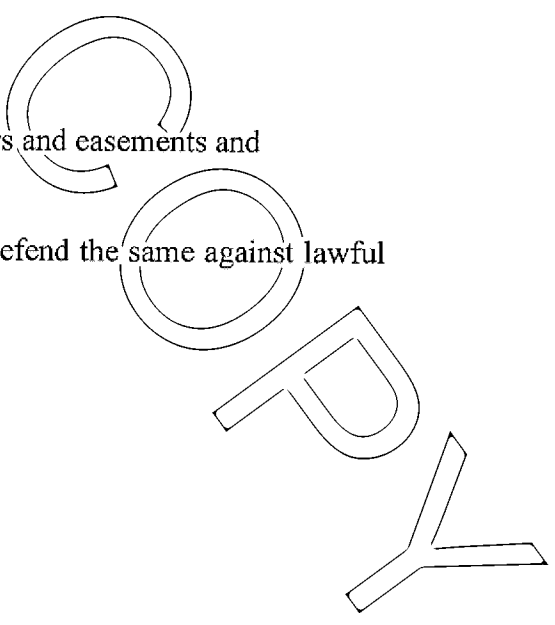
Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **SANTA ROSA, BAY, WAKULLA and HILLSBOROUGH COUNTIES, FLORIDA**, to-wit:

See attached **Exhibit "A"**

Subject to Real Estate Taxes for the year 2019 and subsequent years and easements and restrictions of record, if any, which are not hereby reimposed.

Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

[SIGNATURE PAGE FOLLOWS]



In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: Thomas F. Panebianco

MCKENZIE TANK LINES, INC.,
a Florida corporation

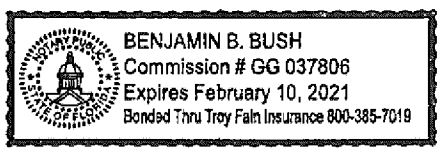
[Signature]
Witness Name: Benjamin B. Bush

By: [Signature]
Jim Shaeffer
His: President

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 31st day of December, 2018 by Jim Shaeffer, as President of MCKENZIE TANK LINES, INC., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced the following as identification:

[Signature]
Notary Public



My commission expires:

COPY

Exhibit "A"

Santa Rosa Co.:

Tract 1:

Commence at a 6 inch diameter round concrete monument at the Northwest corner of Section 28, Township 1 North, Range 29 West, Santa Rosa County, Florida; thence go South 87°27'17" East, along the North line of said Section 28, for a distance of 502.83 feet; thence go South 01°19'56" West for a distance of 539.59 feet for the Point of Beginning; thence go South 88°40'36" East for a distance of 586.30 feet; thence go South 12°46'10" East for a distance of 958.25 feet; thence go North 88°42'33" West for a distance of 819.77 feet; thence go North 01°19'56" East for a distance of 929.88 feet to the Point of Beginning. The above described parcel is situated in Section 28, Township 1 North, Range 29 West, Santa Rosa County, Florida.

LESS AND EXCEPT:

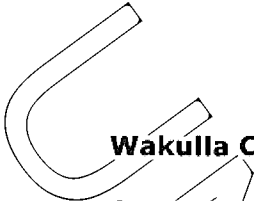
Commence at a 6 inch diameter round concrete monument at the Northwest corner of Section 28, Township 1 North, Range 29 West, Santa Rosa County, Florida; thence go South 87 degrees 27 minutes 17 seconds East, along the North line of said Section 28, for a distance of 502.83 feet; thence go South 01 degrees 19 minutes 56 seconds West for a distance of 539.59 feet; thence go South 01 degrees 19 minutes 56 seconds West for a distance of 929.88 feet; thence go South 88 degrees 42 minutes 33 seconds East for a distance of 506.49 feet for the Point of Beginning; thence go North 02 degrees 35 minutes 52 seconds East for a distance of 479.94 feet; thence go North 72 degrees 36 minutes 42 seconds East for a distance of 177.28 feet; thence go South 12 degrees 46 minute s10 seconds East for a distance of 553.16 feet; thence go North 88 degrees 42 minutes 33 seconds West for a distance of 313.28 feet to the Point of Beginning. The above described parcel is situated in Section 28, Township 1 North, Range 29 West, Santa Rosa County, Florida.

Tract 2:

Commence at a 6 inch diameter round concrete monument at the Northwest corner of Section 28, Township 1 North, Range 29 West, Santa Rosa County, Florida; thence go South 87 degrees 27 minutes 17 seconds East along the North line of said Section 28, for a distance of 502.83 feet; thence go South 01 degrees 19 minutes 56 seconds West for a distance of 539.59 feet; thence go South 01 degrees 19 minutes 56 seconds West for a distance of 929.88 feet for the Point of Beginning; thence go South 88 degrees 42 minutes 33 seconds East for a distance of 506.49 feet; thence go South 02 degrees 35 minutes 52 seconds West for a distance of 259.04 feet; thence go South 49 degrees 08 minutes 04 seconds West for a distance of 46.20 feet; thence go North 88 degrees 42 minutes 33 seconds West for a distance of 201.06 feet; thence go North 01 degrees 19 minutes 56 seconds East for a distance of 63.21 feet; thence go North 81 degrees 19 minutes 09 seconds West for a distance of 267.69 feet; thence go North 01 degrees 19 minutes 56 seconds East for a distance of 192.35 feet to the Point of Beginning. The above described parcel is situated in Section 35, Township 1 North, Range 29 West, Santa Rosa County, Florida.

Bay Co.:

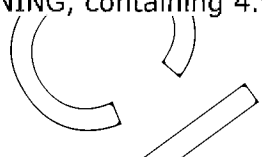
Lot 35; 647.5 feet by 403 feet, St. Andrews Bay Pecan and Fig Groves Company Plat, in Section 33, Township 2 South, Range 14 West, less 35 feet on each of the North and South sides and 20 feet on each of the East and West sides of said lot for street purposes, said plat filed in the Office of the Clerk of Circuit Court of Bay County, Florida.

Wakulla Co.:


Commence at the Northwest Corner of Section 2, Township 4 South, Range 1 East, Wakulla County, Florida, and run North 89 degrees 40 minutes 09 seconds East along the North boundary line of said Section 2 a distance of 606.73 feet to a point on a curve concave Southwesterly and a point on the East boundary line of the 100.00 foot right-of-way for State Road No. 363 (formerly State road No. 30 and State Road No. 10), then Southwesterly along said right-of-way boundary line curve having a radius of 11509.1925 and a central angle of 03 degrees 15 minutes 03 seconds and an arc distance of 653.01 feet (the chord of said arc bears South 14 degrees 20 minutes 17 seconds East a distance of 652.92 feet) to the point of tangency, then South 12 degrees 42 minutes 45 seconds East along said right-of-way boundary line a distance of 228.37 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run North 77 degrees 17 minutes 15 seconds East a distance of 72.73 feet, then North 16 degrees 28 minutes 47 seconds West a distance of 46.96 feet, then North 14 degrees 30 minutes 41 seconds East a distance of 110.33 feet, then North 40 degrees 23 minutes 59 seconds East a distance of 353.61 feet, then South 42 degrees 58 minutes 55 seconds East a distance of 183.41 feet, then South 14 degrees 35 minutes 27 seconds East a distance of 446.09 feet, then South 76 degrees 00 minutes 51 seconds West a distance of 420.50 feet, then North 16 degrees 28 minutes 47 seconds West a distance of 188.78 feet, then South 77 degrees 17 minutes 15 seconds West a distance of 77.21 feet to a point on said right-of-way boundary line, then North 12 degrees 42 minutes 45 seconds West along said right-of-way boundary line, a distance of 68.00 feet to the POINT OF BEGINNING, containing 4.918 acres, more or less.

ALSO:

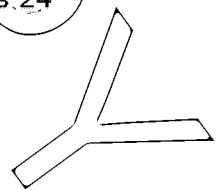
PARCEL " A "

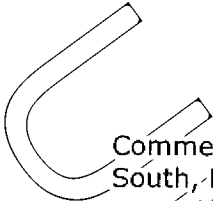


Commence at a concrete monument marking the Northwest corner of Section 2, Township 4 South, Range 1 East, Wakulla County, Florida, and run North 89 degrees 40 minutes 09 seconds East along the North boundary of said Section 2 a distance of 606.73 feet to a point lying on a curve concave to the Westerly on the Easterly right-of-way boundary of State Road No. 363 (100 foot right of way), thence Southeasterly along said right of way boundary and said curve with a radius of 11,509.19 feet, through a central angle of 03 degrees 15 minutes 03 seconds , for an arc distance of 653.01 feet (the chord of said arc being South 14 degrees 20 minutes 17 seconds East 652.92 feet) to a concrete monument, thence South 12 degrees 42 minutes 45 seconds East along said right of way boundary 189.87 feet to a concrete monument for the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 12 degrees 42 minutes 45 seconds East along said right of way boundary 38.50 feet to an iron pin, thence North 77 degrees 17 minutes 15 seconds East 72.73 feet to a concrete monument, thence North 16 degrees 28 minutes 47 seconds West 46.96 feet to an iron pin, thence North 14 degrees 30 minutes 41 seconds East 110.33 feet to an iron pin, thence North 40 degrees 23 minutes 59 seconds East 353.61 feet to an iron pin, thence South 42 degrees 58 minutes 55 seconds East 183.41 feet to an iron pin, thence North 14 degrees 35 minutes 27 seconds West 292.21 feet to a concrete monument on the approximate southeasterly maintained boundary of Newport Road, thence Southwesterly along said approximate maintained boundary as follows: South 42 degrees 38 minutes 37 seconds West 194.59 feet to a concrete monument, thence South 40 degrees 39 minutes 14 seconds West 146.94 feet to a concrete monument, thence South 34 degrees 19 minutes 16 seconds West 122.36 feet to a concrete monument, thence South 22 degrees 00 minutes 24 seconds West 207.65 feet to the POINT OF BEGINNING, containing 1.11 acres, more or less.

ALSO:

PARCEL " B "






Commence at a concrete monument marking the Northwest corner of Section 2, Township 4 South, Range 1 East, Wakulla County, Florida, and run North 89 degrees 40 minutes 09 seconds East along the North boundary of said Section 2 a distance of 606.73 feet to a point lying on a curve concave to the Westerly on the Easterly right of way boundary of State Road No. 363 (100 foot right of way), thence southeasterly along said right of way boundary and said curve with a radius of 11,509.19 feet, through a central angle of 03 degrees 15 minutes 03 seconds, for an arc distance of 653.01 feet (the chord of said arc being South 14 degrees 20 minutes 17 seconds East 652.92 feet) to a concrete monument, thence South 12 degrees 42 minutes 45 seconds East along said right of way boundary 296.37 feet to an iron pin for the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 12 degrees 42 minutes 45 seconds East along said right of way boundary 190.36 feet to a concrete monument, thence North 76 degrees 00 minutes 51 seconds East 89.64 feet to an iron pin, thence North 16 degrees 28 minutes 47 seconds West 188.78 feet to an iron pin, thence South 77 degrees 17 minutes 15 seconds West 77.21 feet to the POINT OF BEGINNING; containing 0.36 acre, more or less.

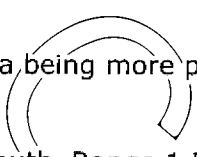
ALSO:

PARCEL " C"

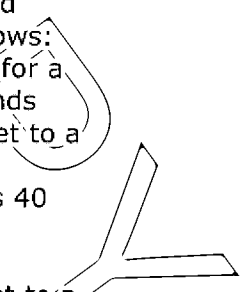


Commence at a concrete monument marking the Northwest corner of Section 2, Township 4 South, Range 1 East, Wakulla County, Florida, and run North 89 degrees 40 minutes 09 seconds East along the North boundary of said Section 2 a distance of 606.73 feet to a point lying on a curve concave to the Westerly on the Easterly right of way boundary of State Road No. 363 (100 foot right of way), thence southeasterly along said right of way boundary and said curve with a radius of 11,509.19 feet, through a central angle of 03 degrees 15 minutes 03 seconds, for an arc distance of 653.01 feet (the chord of said arc being South 14 degrees 20 minutes 17 seconds East 652.92 feet) to a concrete monument, thence South 12 degrees 42 minutes 45 seconds East along said right of way boundary 486.73 feet to a concrete monument for the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 12 degrees 42 minutes 45 seconds East along said right of way boundary 10 feet, run thence North 76 degrees 00 minutes 51 seconds East 520.14 feet, run thence North 14 degrees 35 minutes 27 seconds West 754.77 feet, run thence South 42 degrees 38 minutes 37 seconds West 11.91 feet to a concrete monument, run thence South 14 degrees 35 minutes 27 seconds East 738.3 feet to a concrete monument, run thence south 76 degrees 00 minutes 51 seconds West 510.14 feet to the POINT OF BEGINNING; containing 0.29 acres, more or less.

The above described property located in Wakulla County, Florida being more particularly described by recent survey as follows:



Commence at the Northwest corner of Section 2, Township 4 South, Range 1 East Wakulla County, Florida; thence run along the Northerly boundary line of said Section 2, North 89 degrees 40 minutes 09 seconds East 606.73 feet to a point lying on the Easterly right of way line of a 100 foot wide right of way known Port Leon Drive (State Road # 363), said point lying on a curve to the right having a radius of 11509.19 feet; thence leaving said Northerly boundary line run along said Easterly right of way line and said curve as follows: Southeasterly along the arc thru a central angle of 03 degrees 15 minutes 03 seconds for a distance of 653.01 feet, chord of said arc being South 14 degrees 20 minutes 17 seconds East 652.92 feet; thence run South 12 degrees 42 minutes 45 seconds East 189.87 feet to a re-bar, said point being the POINT OF BEGINNING; thence leaving said POINT OF BEGINNING continue along said Easterly right of way line as follows: South 12 degrees 40 minutes 17 seconds East 296.86 feet to a concrete monument; thence run South 12 degrees 24 minutes 25 seconds East 10.00 feet to a rod and cap; thence leaving said Easterly right of way line run North 76 degrees 00 minutes 51 seconds East 520.46 feet to a re-bar; thence run North 14 degrees 33 minutes 12 seconds West 755.05 feet to a re-bar, said point lying on the approximate Southeasterly maintained right of way line of Newport Road; thence run along said approximate Southeasterly maintained right of way line as



follows: South 42 degrees 36 minutes 34 seconds West 206.18 feet to a re-bar; thence run South 40 degrees 39 minutes 14 seconds West 146.94 feet; thence run South 34 degrees 19 minutes 16 seconds West 122.36 feet to re-bar; thence run South 22 degrees 04 minutes 52 seconds West 208.21 feet to the POINT OF BEGINNING.

Hillsborough Co.:

Lots 17 and 18, Dixie Farms Subdivision, according to the map or plat thereof, as recorded in Plat Book 9, Page(s) 60, of the Public Records of Hillsborough County, Florida.

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