

PREPARED BY:
Poisinelli PC
Pia Nitzschke, Esq.
900 W 48th Place
Kansas City, MO 64112

AND RETURN TO:
First American Title Insurance Co.
Attn: Stephanie Quisenberry
1201 Walnut, Suite 700
Kansas City, MO 64106

(Space Above This Line for Recording Data)

Special Warranty Deed

This Special Warranty Deed is made this 17 day of November, 2020, by **SCOTT UNLIMITED, LLC**, a Florida limited liability company, whose post office address is PO Box 1320, Destin, FL 32540-1320 ("Grantor"), to **PLAZA STREET FUND 120, LLC**, a Kansas limited liability company, whose post office address is 2400 W. 75th St., Suite 220, Prairie Village, KS 66208 ("Grantee"):

Whenever used herein the terms Grantor and Grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees.

Grantor, for and in consideration of the sum \$10.00 other good and valuable considerations to said grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the Grantee, and Grantee's heirs and assigns forever, the following legally described land, situate, lying and being in Santa Rosa County, Florida:

See **EXHIBIT A** attached hereto.

Parcel Identification Numbers: 19-2S-26-0000-00105-0000; 19-2S-26-0000-00109-0000

Subject to taxes for 2021 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, 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 the Grantor hereby covenants with Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the 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.

[SIGNATURE PAGE FOLLOWS]

ML&T 39076AT WFG

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:

Todd Ellingson
Witness #1 Signature

Todd Ellingson
Witness #1 Printed Name

Katherine Flom
Witness #2 Signature

Katherine Flom
Witness #2 Printed Name

GRANTOR:

SCOTT UNLIMITED LLC,
a Florida limited liability company

By: [Signature]
John L. Scott, Jr., Its: Manager

By: [Signature]
Beverly B. Scott, Its: Manager
B. B.S

STATE OF Wyoming
COUNTY OF Teton

THE FOREGOING INSTRUMENT was acknowledged before me this 17th day of November 2020, by means of physical presence or online notarization, John L. Scott, Jr. and Beverly B. Scott, as Managers of Scott Unlimited LLC, a Florida limited liability company, who is personally known to me or produced the following identification: Driver's License B.S

Tatyana A Ramella - Notary Public
County of Teton State of Wyoming
Commission Expires 09/28/2022

[Signature]
Notary Public, State of Florida, Wyoming
Printed Name: Tatyana Ramella
My Commission expires: 9/28/2022 (TR)

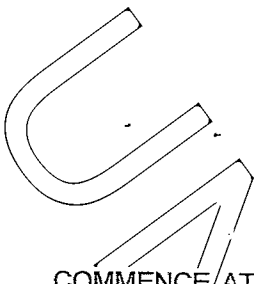


EXHIBIT A

Legal Description

COMMENCE AT THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 2 SOUTH, RANG 26 WEST, SANTA ROSA COUNTY, FLORIDA; THENCE GO SOUTH 00 DEGREES 00 MINUTES 08 SECONDS, EAST ALONG THE EAST LINE OF SECTION 19, FOR A DISTANCE OF 2,637.87 FEET TO THE SOUTHEAST CORNER OF VISCAYA AS RECORDED IN PLAT BOOK "C" AT PAGE 137 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE GO NORTH 89 DEGREES 51 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 1,324.14 FEET TO THE EAST LINE OF WILLIAMS CREEK ESTATES AS RECORDED IN PLAT BOOK "C" AT PAGE 134 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE GO SOUTH 00 DEGREES 02 MINUTES 21 SECONDS EAST ALONG SAID EAST LINE FOR A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 02 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 469.20 FEET TO THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 98 (R/W VARIES); THENCE GO NORTH 89 DEGREES 02 MINUTES 39 SECONDS, EAST ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 144.58 FEET TO THE MONUMENTED WEST LINE OF NAVARRE SCHOOL ROAD (60' R/W); THENCE GO NORTH 00 DEGREES 04 MINUTES 57 SECONDS, WEST ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 366.45 FEET; THENCE GO SOUTH 89 DEGREES 51 MINUTES 33 SECONDS EAST FOR A DISTANCE OF 5.50 FEET; THENCE GO NORTH 00 DEGREES 02 MINUTES 27 SECONDS WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 100.00 FEET; THENCE GO NORTH 89 DEGREES 51 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION THEREOF AS CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, AND BEING MORE PARTICULARLY DESCRIBED AS PARCEL 1100 IN STIPULATED FINAL JUDGMENT RECORDED IN OFFICIAL RECORDS BOOK 3852, PAGE 1347, OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA.

