

Prepared By:

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200 E. New England Avenue, Suite 300
Winter Park, FL 32789

Return to:

Juliana Stamato, Esquire
23801 Calabasas Road, Suite 1003A
Calabasas, California 91302

Property Appraiser Parcel
Identification (Folio Number(s)) – 21-2S-26-0780-0AA08-0000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the 7th day of June, 2021, by **Rock Navarre, LLC**, a Florida limited liability company, whose address is 145 Lincoln Avenue, Suite B, Winter Park, Florida 32789 (hereinafter called Grantor*) to **Asa Navarre RE Investments, LLC**, a Delaware limited liability company, and whose address is 700 Bishop Street, Suite 1928, Honolulu, Hawaii 96813 (hereinafter called Grantee*):

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Santa Rosa County, Florida, to-wit:

See Exhibit "A" attached hereto

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 said Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it 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 the said Grantor, but not otherwise; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020, and restrictions and easements of record listed on Exhibit "B" attached hereto (the "Permitted Exceptions"), however, this reference does not operate to reimpose the same.

(*Wherever used herein, the term "Grantee/Grantor" shall include all the parties to this instrument and the heirs, personal representatives, and assigns of individuals and the successors and/or assigns of the corporations; the use of the singular number shall include the plural and the plural the singular; the use of any gender shall include all genders.)

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

Karen M. Brown
Print Name: **KAREN M. BROWN**

Sharon B. Abner
Print Name: **SHARON B. ABNER**

Rock Navarre, LLC, a Florida limited liability company

By: Rock Tire Development, LLC, a Florida limited liability Company, its Manager

By: Rock Properties II, Inc., a Florida corporation

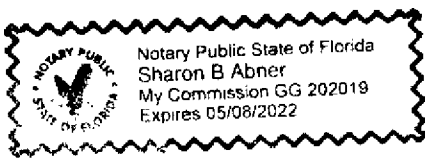
By: Gregg I. Zuckerman
Its: President

STATE OF FLORIDA)
COUNTY OF ORANGE) SS.:

The foregoing instrument was acknowledged before me by means of **physical presence** or **online notarization** this 7th day of June, 2021, by Gregg I. Zuckerman, as President of Rock Properties II, Inc., a Florida corporation, Manager of Rock Tire Development, LLC, a Florida limited liability company, Manager of Rock Navarre, LLC a Florida limited liability company, on behalf of the corporation and the companies. He is personally known to me or has produced _____ (type of identification) as identification.

Sharon B. Abner
Notary Public **SHARON B. ABNER**
Print Name: _____
My Commission Expires: _____

[NOTARIAL SEAL]



COPY

**LEGAL DESCRIPTION
EXHIBIT "A"**

PARCEL 1:

COMMENCING AT THE NORTHEAST CORNER OF LOT AA OF CRESCENT SHORES SUBDIVISION AS RECORDED IN PLAT BOOK A, PAGE 70 OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA; THENCE GO SOUTH 00°51'43" WEST ALONG THE WEST LINE OF WILLOW RIDGE SUBDIVISION, AS RECORDED IN PLAT BOOK E, PAGE 21 OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA A DISTANCE OF 1170.00 FEET; THENCE GO NORTH 89°10'12" WEST A DISTANCE OF 66.00 FEET TO THE WEST RIGHT OF WAY LINE OF BLESSED LANE (ALSO KNOWN AS ELKS WAY-66' R/W); THENCE GO SOUTH 00°51'43" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 503.70 FEET TO THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 98 (160' R/W); THENCE GO SOUTH 58°55'37" WEST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 390.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 58°54'13" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 200.00 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE GO NORTH 31°00'12" WEST, A DISTANCE OF 302.20 FEET TO A POINT OF CURVATURE CONCAVED TO THE SOUTHEAST, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89°59'10" (CHORD = 28.28', CHORD BEARING = N 13°59'30" E); THENCE NORTH 58°59'06" EAST, A DISTANCE OF 201.35 FEET; THENCE SOUTH 27°12'41" EAST, A DISTANCE OF 322.63 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL IS SITUATED IN SECTION 21, TOWNSHIP 2 SOUTH, RANGE 26 WEST, SANTA ROSA COUNTY, FLORIDA.

PARCEL 2:

TOGETHER WITH EASEMENTS FOR THE BENEFIT OF THE ABOVE DESCRIBED PARCEL 1 AS CREATED BY AND SET FORTH IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF NAVARRE 19 CENTER RECORDED IN OFFICIAL RECORDS BOOK 3848, PAGE 747, OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA.

SITUATE IN THE COUNTY OF SANTA ROSA, STATE OF FLORIDA.

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable.
2. Gas, oil and mineral reservations set forth in Deeds recorded in Deed Book 121, Page 493; and recorded February 3, 1958 in Deed Book 138, Page 225, in the Public Records of Santa Rosa County, Florida, without the right of entry per Fla. Stat. 712.04
3. Ordinance No. 90.16 recorded March 12, 1990 in Book 1088, Page 337.
4. Terms and conditions of that certain Declaration of Covenants, Conditions, Restrictions and Easement of Navarre 19 Center recorded July 10, 2019 in Book 3848, Page 747, as amended by First Amendment to Declaration of Covenants, Conditions, Restrictions and Easement of Navarre 19 Center recorded December 21, 2020 in Book 4046, Page 356, in the Public Records of Santa Rosa County, Florida, as shown on survey dated May 5, 2021, as prepared by Pittman, Glaze and Associates, Inc.
5. Acknowledgment recorded December 20, 2019 in Book 3901, Page 2060, in the Public Records of Santa Rosa County, Florida.
6. Declaration of Restrictions by and between Navarra 19, LLC, a Florida limited liability company and Rock Navarre, LLC, a Florida limited liability company recorded June 2, 2020 in Book 3957, Page 1006, in the Public Records of Santa Rosa County, Florida.
7. Terms and provisions of that certain Permanent Access Easement and Temporary Construction Easement by and between Navarra 19, LLC, a Florida limited liability company and Rock Navarre, LLC, a Florida limited liability company recorded June 2, 2020 in Book 3957, Page 1015, in the Public Records of Santa Rosa County, Florida, as shown on survey dated May 5, 2021, as prepared by Pittman, Glaze and Associates, Inc.
8. The rights of tenant having rights as tenant only under that certain lease effective December 2, 2019 by and between Rock Navarre, LLC, a Florida limited liability company, as landlord and Bridgestone Retail Operations, LLC, a Delaware limited liability company, as tenant, as disclosed by that certain Memorandum of Lease recorded June 2, 2020 in Book 3957, Page 1856, as assigned to Asa Navarre RE Investments, LLC, a Delaware limited liability company and recorded on even date herewith.
9. Utility Easement in favor of Holley-Navarre Water System, Inc. recorded December 19, 2020 in Book 4041, Page 1, in the Public Records of Santa Rosa County, Florida, as shown on survey dated May 5, 2021, as prepared by Pittman, Glaze and Associates, Inc.
10. Anchor and Guy Easement in favor of Gulf Power Corporation, a Florida corporation recorded March 9, 2021 in Book 4083, Page 1914, in the Public Records of Santa Rosa County, Florida, as shown on survey dated May 5, 2021, as prepared by Pittman, Glaze and Associates, Inc.