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BOOK 4581 PAGE 880
J.K.'JESS' IRBY
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 817790
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $3,493.00
Intang. Tax: $0.00

CT-18-1023

Prepared by and Return to:
G. Preston Keyes, Esquire
Smith Hulsey & Busey, PA
225 Water Street, Suite 1800
Jacksonville, Florida 32202
(904) 359-7700

Property Appraiser's Parcel
Identification (Folio) No. 03061-004-001

Circle K Site No. 1119

Special Warranty Deed

This Special Warranty Deed is made on or as of the 9 day of March, 2018, by **CIRCLE K STORES INC.**, a Texas corporation, successor by merger to The Pantry, Inc., a Delaware corporation, successor by merger with Lil' Champ Food Stores, Inc., a Florida corporation ("Grantor"), the address of which is 1100 Situs Court, Suite 100, Raleigh, North Carolina 27606, to **T & H PROPERTY GROUP, LLC**, a Florida limited liability company ("Grantee"), the address of which is 300 SW 143RD Street, Jonesville, Florida 32669.

W I T N E S S E T H:

THAT the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land situate in Alachua County, Florida, and more particularly described on Exhibit "A" (the "Property").

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.

Subject, however, to the Permitted Exceptions more particularly set forth on Exhibit "B" (the "Permitted Exceptions"). In addition, the Property cannot be used: (a) for the sale of any food or food products, dairy products, and soft drinks, except as may be sold (i) through vending machines, or (ii) from a sit down or take-out restaurant (b) as a convenience store, (c) for retail sale of gasoline, (d) for retail sale of electronic cigarettes, cigarettes, and tobacco products, (e) for the retail sale of beer and wine for off-premises consumption, and (f) for any use ancillary (including, but not limited to, a parking lot, stormwater drainage retention pond or other stormwater purposes) to a business engaged in the restricted activities referred to in subclauses (a) through (e) above. As used herein, the phrase "sale of gasoline" shall include the sale or lease of any other energy source for motor vehicles as may hereafter be used in conjunction with or as an alternative to gasoline.

And Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple subject to the Permitted Exceptions and as hereinabove described; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor does hereby warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none others.

[The remainder of this page intentionally left blank. Signature page to follow]

[signature page to Special Warranty Deed]

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed the day and year first above written.

Signed, sealed, and delivered
in the presence of:

Print Name: DAVID FALK

Print Name: Gay McDonald

CIRCLE K STORES INC.,
a Texas corporation

By: _____ (SEAL)
Printed Name: Meredith Will Rice
Title: Vice President

STATE OF North Carolina
COUNTY OF Wake

The foregoing instrument was acknowledged before me this 8 day of March, 2018, by Meredith W. Rice, Jr., as Vice President of Circle K Stores Inc., a Texas corporation, on behalf of said corporation. Such person is ☒ personally known to me or ☐ has produced _____ as identification.

LINDA J. BRUCE
NOTARY
PUBLIC
LEE COUNTY, NC

Print Name: Linda J. Bruce
Notary Public, State of North Carolina
Commission No.: N/A
My Commission Expires: 7/9/18

[Affix Notary Stamp or Seal]

EXHIBIT "A"

Commence at the Southeast corner of Section Nine (9), Township Eight (8) South, Range Eighteen (18) East, and run North 3 degrees 37 minutes 28 seconds West 286.74 feet to the North right of way line of Old State Road No. 2 and 25; thence run North 79 degrees 23 minutes 05 seconds West along said right of way 2126.09 feet to the point of beginning; thence continue North 79 degrees 23 minutes 05 seconds West along said right of way 227.79 feet; thence run North 3 degrees 02 minutes 54 seconds West 224.35 feet to the South right of way of U.S. Highway No. 441; thence run South 79 degrees 06 minutes 35 seconds East along said right of way 281.82 feet; thence run South 10 degrees 53 minutes 25 seconds West 216.65 feet to the point of beginning. Being and lying in Section Nine (9), Township Eight (8) South, Range Eighteen (18) East, Alachua County, Florida.

EXHIBIT "B"
(Permitted Exceptions)

1. Taxes and assessments for the year 2018 and subsequent years, not due and payable, which Grantee assumes and agrees to pay.

2. All applicable laws (including zoning, building ordinances and land use regulations).

3. All matters which would be disclosed by a personal inspection or an accurate survey of the Property.

4. Use restrictive covenants as contained herein.