

Prepared by and after
recording return to:
Jeffrey T. Shear, Esquire
Quarles & Brady LLP
101 E. Kennedy Blvd., Suite 3400
Tampa, FL 33602

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and executed as of the 11th day of January, 2018, by HANLEX OSLO, LLC, a Florida limited liability company, whose address is 1000 Color Place, Apopka, Florida 32703, as Grantor, to **1532, LLC**, a New York limited liability company, whose address is : c/o Allen M. Bressler, 8302 Banpo Bridge Way, Delray Beach, FL 33446, as Grantee. (All references to the parties herein shall include their heirs, personal representatives, successors, and assigns, and the terms "Grantor" and "Grantee" shall include all parties to this instrument and their respective heirs, legal representatives, successors and assigns):

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, has granted, bargained, sold, aliened, remised, released, conveyed, and confirmed, and does hereby grant, bargain, sell, alien, remise, release, convey, and confirm, to Grantee, and Grantee's successors and assigns forever, the following described parcel of real property located in Indian River County, Florida, specifically described on **Exhibit A** (the "Property").

TOGETHER WITH all the tenements, hereditaments, and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder, and easement thereto belonging or in anywise appertaining.

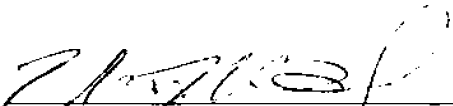
TO HAVE AND TO HOLD the same in fee simple forever.

Grantor hereby covenants with Grantee that except with respect to matters set forth on **Exhibit B** attached hereto and made a part hereof (the "Permitted Exceptions"), the Property is free and clear of all claims, liens and encumbrances, and Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims and demands of all persons or entities claiming by, through or under Grantor, but not against the claims and demands of any others.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed and delivered effective as of the date and year first stated above.

Witnesses:

HANLEX OSLO, LLC
a Florida limited liability company



[Witness Signature Above]

TAYLOR D. DAWSON

[Print Witness Name Above]



[Witness Signature Above]


[Print Witness Name Above]

By: _____

Hans B. Pistor
Manager

STATE OF FLORIDA
COUNTY OF Orange

THE FOREGOING INSTRUMENT was acknowledged before me this 10 day of January, 2018, by Hans B. Pistor as Manager of HANLEX OSLO, LLC, a ~~Florida~~ limited liability company, on behalf of the company, who either [CHECK ONE] is personally known to me or _____ has produced _____ as identification.



NOTARY PUBLIC [Signature Above]
Print Name: Mary Ellen Taft

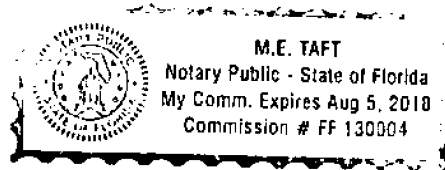


EXHIBIT A

The land referred to herein below is situated in the County of Indian River, State of Florida, and described as follows:

That part of the North 12 acres of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, lying West of the Florida East Coast Railway and East of Old Dixie Highway, Section 30, Township 33 South, Range 40 East, Indian River County, Florida, more particularly described as follows:

Commence at the Northwest corner of said Northwest $\frac{1}{4}$, Section 30; thence run along the North line of said Northwest $\frac{1}{4}$, North $89^{\circ}45'03''$ East, a distance of 616.34 feet to the West right of way line of the Florida East Coast Railroad, a 100 foot right of way and a point on a curve concave to the Northeast, the radius of which bears North $79^{\circ}15'49''$ East, a distance of 5,779.58 feet; thence run Southerly along the arc of said curve and West right of way line through a central angle of $00^{\circ}24'48''$, an arc distance of 41.70 feet to the South right of way line of Oslo Road per Official Records Book 122, at page 378, of the Public Records of Indian River County, Florida, said point also being the point of beginning; thence continue Southerly along said curve and West right of way line through a central angle of $03^{\circ}34'35''$, an arc distance of 360.76 feet; thence leaving said West right of way line, run South $79^{\circ}38'38''$ West, a distance of 241.18 feet to the East right of way line of Old Dixie Highway, a variable width right of way, as it now exists; thence run North $11^{\circ}46'05''$ West along said East right of way line, a distance of 92.09 feet; thence run North $10^{\circ}30'25''$ West, a distance of 182.66 feet; thence run North $08^{\circ}16'51''$ West, a distance of 75.86 feet; thence run North $39^{\circ}24'05''$ East, a distance of 54.29 feet to the South right of way line of Oslo Road (9th Street S.W.), a variable width right of way, as it now exists to a point of curvature of a curve concave to the North, the radius of which bears North $01^{\circ}18'10''$ West, a distance of 10,374.90 feet; thence run Easterly along said curve and South right of way line through a central angle of $00^{\circ}12'38''$, an arc distance of 38.12 feet; thence run North $86^{\circ}48'29''$ East, a distance of 64.61 feet to a point of curvature of a curve concave to the South, the radius of which bears South $02^{\circ}20'53''$ East, a distance of 13,960.00 feet; thence run Easterly along the arc of said curve through a central angle of $00^{\circ}14'48''$, an arc distance of 60.12 feet; thence run North $87^{\circ}44'42''$ East, a distance of 22.38 feet to the point of beginning.

Less and except the following described parcel to wit:

Commence at the Northwest corner of said Northwest $\frac{1}{4}$, Section 30; thence run along the North line of said Northwest $\frac{1}{4}$, North $89^{\circ}45'03''$ East, a distance of 616.34 feet to the West right of way line of the Florida East Coast Railroad, a 100 foot right of way and a point on a curve concave to the Northeast, the radius of which bears North $79^{\circ}15'49''$ East, a distance of 5779.58 feet; thence run Southerly along the arc of said curve and West right of way line through a central angle of $00^{\circ}24'48''$, an arc distance of 41.70 feet to the South right of way line of Oslo Road per O.R. Book 122, at page 378 of the Public Records of Indian River County, Florida, said point also being the point of beginning; thence continue Southerly along said curve and West right of way line through a central angle of $00^{\circ}06'21''$, an arc distance of 10.67 feet; thence leaving said West right of way line, run South $87^{\circ}30'30''$ West, a distance of 186.76 feet; thence run South $40^{\circ}09'20''$ West, a distance of 52.35 feet to the East right of way line of Old Dixie Highway, a variable width right of way, as it now exists; thence run North $08^{\circ}16'51''$ West along said East right of way line, a distance of 8.61 feet; thence run North $39^{\circ}24'05''$ East, a distance of 54.29 feet to the South right of way line of Oslo Road (9th Street S.W.), a variable width right of way, as it now exists to a point of curvature of a curve concave to the North, the radius of which bears North $01^{\circ}18'10''$ West, a distance of 10374.90 feet; thence run Easterly along said curve and South right of way line through a central angle $00^{\circ}12'38''$, an arc distance of 38.12 feet; thence

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run North $86^{\circ}48'29''$ East, a distance of 64.61 feet to a point of curvature of a curve concave to the South, the radius of which bears South $02^{\circ}20'53''$ East, a distance of 13960.00 feet; thence run Easterly along the arc of said curve through a central angle of $00^{\circ}14'48''$, an arc distance of 60.12 feet; thence run North $87^{\circ}44'42''$ East, a distance of 22.38 feet to the point of beginning.

All being also described as follows:

That part of the North 12 acres of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, lying West of the Florida East Coast Railway and East of Old Dixie Highway, Section 30, Township 33 South, Range 40 East, Indian River County, Florida, more particularly described as follows:

Commence at the Northwest corner of said Northwest $\frac{1}{4}$, Section 30; thence run along the North line of said Northwest $\frac{1}{4}$, North $89^{\circ}45'03''$ East, a distance of 616.34 feet to the West right of way line of the Florida East Coast Railroad, a 100 foot right of way and a point on a curve concave to the Northeast, the radius of which bears North $79^{\circ}15'49''$ East, a distance of 5779.58 feet; thence run Southerly along the arc of said curve and West right of way line through a central angle of $00^{\circ}31'09''$, an arc distance of 52.37 feet to the South right of way line of Oslo Road as it now exists per O.R. Book 2944, at page 138 of the Public Records of Indian River County, Florida, said point also being the point of beginning; thence continue Southerly along said curve and West right of way line through a central angle of $03^{\circ}28'14''$, an arc distance of 350.09 feet; thence leaving said West right of way line, run South $79^{\circ}38'38''$ West, a distance of 241.18 feet to the East right of way line of Old Dixie Highway, a variable width right of way, as it now exists; thence run North $11^{\circ}46'05''$ West along said East right of way line, a distance of 92.09 feet; thence run North $10^{\circ}30'25''$ West, a distance of 182.66 feet; thence run North $08^{\circ}16'51''$ West, a distance of 67.25 feet; thence run North $40^{\circ}09'20''$ East, a distance of 52.35 feet to the South right of way of Oslo Road as it now exists; thence run North $87^{\circ}30'30''$ East, along said right of way a distance of 186.76 feet to the point of beginning.

Together with easements benefitting the subject property as more particularly described in Declaration of Covenant for Public Cross-Access and Utilities Easement and Reciprocal Easement with Covenants and Restrictions recorded July 6, 2016 in Official Records Book 2947, page 1869, Public Records of Indian River County, Florida.

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EXHIBIT B

1. Taxes and assessments for the year 2018 and subsequent years, which are not yet due and payable.
2. Easement in favor of Vero Beach recorded December 19, 1938 in Book 28, page 427.
3. Easement in favor of the City of Vero Beach recorded March 2, 1956 in Deed Book 104, page 131.
4. Easement contained in the Supplemental Final Order and Judgment in re: AT&T Fiber Optic Cable Installation Litigation recorded March 27, 2008 in Book 2252, page 911.
5. Amended Easement Deed by Court Order in Settlement of Landowner Action recorded October 17, 2013 in Book 2711, page 2261.
6. Terms and conditions of Declaration Of Covenant For Public Cross-Access And Utilities Easement And Reciprocal Easement With Covenants And Restrictions executed by Alfred Sammartino and Betty Sammartino, husband and wife, recorded July 6, 2016 in Book 2947, page 1869.
7. All of the terms and provisions set forth and contained in that certain Lease between Hanlex Oslo, LLC., a limited liability company, Lessor, and Dolgencorp, LLC., a Kentucky limited liability company, Lessee, a memorandum of which is recorded in Book 2953, page 2413 .
8. Easement granted to Indian River County, a political subdivision of the State of Florida by instrument recorded in Book 3008, page 1145.
9. Easement granted to Indian River County, a political subdivision of the State of Florida by instrument recorded in Book 3032, page 1837.