

Prepared by and Return to:

Miller & Martin PLLC
Attn: Evan Allison
832 Georgia Avenue, Suite 1200
Chattanooga, TN 37402

Parcel I.D. No.: 30-38-21-00016-0000-00002/0

Space Above This Line for Recorder's Use

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made effective as of the 14 day of April, 2023, between **MPA SEBASTIAN, LLC**, a Florida limited liability company ("Grantor"), whose address is 20 Burton Hills Blvd., Suite 100, Nashville, TN 37215; and **CHF II SEBASTIAN MOB, LLC**, a Delaware limited liability company ("Grantee"), whose address is 425 Seventh Street NE, Charlottesville, VA 22902.

W I T N E S S E T H:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, all that certain parcel of land lying and being in the County of Indian River, State of Florida, more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

TOGETHER WITH, all rights of way, tenements, hereditaments, and appurtenances thereunto belonging or in any way appertaining.

SUBJECT TO real estate taxes and assessments for 2023 and all subsequent years, and without re-imposing same, those matters appearing on Exhibit B attached hereto and by this reference made a part hereof (the "**Permitted Exceptions**")

TO HAVE AND TO HOLD the Property, with the appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

AND Grantor does hereby covenant that it (i) is lawfully seized of the Property in fee simple, (ii) has good, right and lawful authority to sell and convey the Land, and (iii) warrants that it will defend the same against the lawful claims of all persons whomsoever claiming by through or under Grantor, but none other.

[SIGNATURES ON FOLLOWING PAGE]

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

WITNESSES:

Stacy S. Raby
Print Name: Stacy S. Raby

Andrew Dietrich
Print Name: Andrew Dietrich

GRANTOR:

MPA SEBASTIAN, LLC, a Florida limited liability company

By: MPA Real Estate Holdings, LLC, a Delaware limited liability company
Its: Sole Member

By: MARTIN INVESTMENT HOLDINGS, LLC (SERIES 5), a Delaware limited liability company
Its: Manager Phillip W. Roe

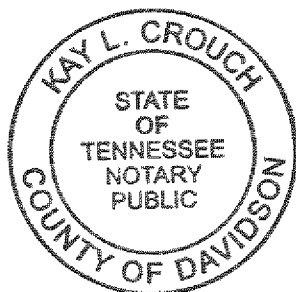
By: _____
Phillip W. Roe
Its: Authorized Signatory

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13 day of April, 2023, by PHILLIP W. ROE, as authorized signatory for Martin Investment Holdings, LLC (Series 5), a Delaware limited liability company, the manager of MPA Real Estate Holdings, LLC, a Delaware limited liability company, the sole member of MPA Sebastian, LLC, a Florida limited liability company, on behalf of said limited liability company. He is personally known to me or has produced _____ as identification.

(Affix Notary Stamp/Seal Below)



Kay L. Crouch
NOTARY PUBLIC

Print Name: Kay L. Crouch

My Commission Expires: 7.9.2024

Exhibit A

Legal Description

Lot 2, SEBASTIAN MEDICAL SUITES COMMERCIAL SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 29, Page 52, of the Public Records of Indian River County, Florida.

TOGETHER WITH rights that benefit the land under the Declaration of Covenants, Conditions, Restrictions and Easements for Sebastian Medical Suites Park recorded in Official Records Book 2081, Page 1256.

Exhibit B**Permitted Exceptions**

1. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable.
2. Plat of Sebastian Medical Suites Commercial Subdivision recorded in Plat Book 29, Page 52, as approximately shown on the ALTA/NSPS Land Title Survey prepared by Mark G. Leist for Bock & Clark Corporation, an NV5 Company, performed on January 24, 2023, last revised March 1, 2023 under Network Project No. 202300029-001 RLS (the "Survey").
3. Declaration of Covenants, Conditions, Restrictions and Easements for Sebastian Medical Suites Park by Health Systems of Indian River Inc., a Florida not-for-profit Corporation, which contained provisions for a private charge or assessments, recorded in Official Records Book 2081, Page 1256, as approximately shown on the Survey.
4. Drainage Easement granted from Health Systems of Indian River, Inc., a Florida not-for-profit corporation to Indian River National Bank, N.A., recorded in Official Records Book 2081, Page 1299; as affected by that certain Amended and Restated Drainage Easement Agreement recorded in Official Records Book 2136, Page 366, of the Public Records of Indian River County, Florida, as approximately shown on the Survey.
5. Ingress, Egress, Drainage and Utility Easement granted from Health Systems of Indian River, Inc., a Florida not-for-profit corporation to Indian River National Bank, recorded in Official Records Book 2095, Page 1171, of the Public Records of Indian River County, Florida, as approximately shown on the Survey.
6. Easement granted to Florida Power & Light Company by instrument recorded in Official Records Book 2236, Page 2023, as approximately shown on the Survey.
7. Easement granted to Florida Power & Light Company by instrument recorded in Official Records Book 2236, Page 2026, as approximately shown on the Survey.
8. The rights of Sebastian Medical Suites, LLC, a Florida limited liability company, under the instrument recorded in Official Records Book 2361, Page 1098, to use the Land for the purposes stated therein, and as approximately shown on the Survey.