

THIS INSTRUMENT PREPARED BY

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DLA Piper LLP (US)
1900 NORTH PEARL STREET
SUITE 2200
DALLAS, TX 75201-4629

UPON RECORDING RETURN TO:

Bulk Transport Company
4701 E. 32nd St.
Joplin, MO 64804

Tax Parcel Identification Number: R20-422-19-0000-0270-0010
R20-422-19-0000-0270-0040
R20-422-19-0000-0200-0000

1.29

QUITCLAIM DEED

THIS QUITCLAIM DEED is made effective as of the 8th day of September, 2020, by Cortez Boulevard Brooksville, LLC, a Delaware limited liability company ("**Grantor**"), whose address is 18820 Cortez Boulevard, Brooksville, FL 34605, to Bulk Transport Company East, Inc., a Missouri Corporation ("**Grantee**"), whose address is 4701 E. 32nd Street Joplin, MO 64804.

WITNESSETH:

Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, does hereby remise, release and quitclaim unto Grantee, forever, all the right, title, interest, claim and demand which the Grantor has, if any, in and to the following described land (the "**Property**") situate, lying and being in Hernando County, Florida, more particularly described as follows:

*See legal description attached hereto as
Exhibit "A" and incorporated by reference.*

TO HAVE AND TO HOLD the same together with all improvements located on the Property; all privileges, rights, easements, hereditaments, and appurtenances thereto belonging; and all right, title and interest, if any, in and to any streets, alleys, passages and other rights-of-


way therein or adjacent thereto to the proper use, benefit of Grantee, its successors and/or assigns forever.

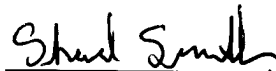
SUBJECT TO taxes and assessments for the year 2020 and subsequent years, which are not yet due and payable, matters which would be shown on a current survey, all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, and the easements, covenants, restrictions, limitations, and matters set forth on Exhibit "B" attached hereto and incorporated herein by reference (collectively, the "Permitted Exceptions"), none of which shall be deemed to be reimposed by this instrument.

IN WITNESS WHEREOF, Grantor has set its hand and seal on this Quitclaim Deed as of the date set forth in the acknowledgement below, to be effective upon delivery.

[Signature Page and Notarial Acknowledgement Follow.]

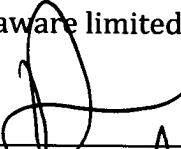
WITNESSES:


 Print Name: Christopher Hinkelmann


 Print Name: Shad Smith

GRANTOR:

Cortez Boulevard Brooksville, LLC a
 Delaware limited liability company

By: 
 Print Name: Andrew Hinkelmann
 Title: CEO

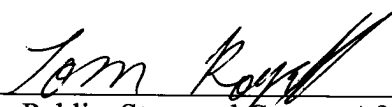
STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me by means of X physical presence, or
 _____ online notarization, this _____ day of September, 2020, by
 _____, as _____ of Cortez Boulevard
 Brooksville, LLC, a Delaware limited liability company, on behalf of the company. He or she is
 CHECK ONE: ☐ personally known to me or ☐ produced a _____
 driver's license as identification.

A notary public or other officer completing this certificate verifies only the identity of the individual(s) who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California, County of Marin, I, _____, Notary Public,
 on 9-29-20 at Tom Royall,
 personally appeared Andrew Hinkelmann,
 who proved to me on the basis of satisfactory evidence to be the person(s) whose
 name(s) is/are subscribed to the within instrument and acknowledged to me that
 he/she/they executed the same in his/her/their authorized capacity(ies), and that by
 his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of
 which the person(s) acted, executed the instrument. I certify under PENALTY OF
 PERJURY under the laws of the State of California that the foregoing paragraph is true
 and correct. WITNESS my hand and official seal.


 Notary Public, State and County Aforesaid
 Print Name: Tom Royall
 My commission expires: July 4th, 2021
 My commission number: 2200430

(NOTARIAL SEAL)

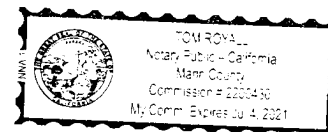


Exhibit "A"

Legal Description

PARCEL A (O.R. 463, Pg. 30)

That certain real property situated in the County of Hernando, State of Florida, more particularly described as follows:

Begin at the SW corner of the SE 1/4 of Section 20, Township 22 South, Range 19 East, Hernando County, Florida; go thence East along the South line of said SE 1/4, 605.50 feet to the West line of a Tract described in book OR-376, page 321; thence go N.01°06'45"W. along said West line, 586 feet to the South line of a Tract described in book OR-380, page 698; thence go West 50 feet to the SW corner of said Tract described in book OR-380, page 698; thence go N.19°03'58"W. along the Westerly line of said Tract described in book OR 380, page 698 to the Southerly right-of-way of State Road No. 50; thence run S.52°44'W. along said right-of-way 554.43 feet to the West line of the SE 1/4 of Section 20, Township 22 South, Range 19 East Hernando County, Florida; thence S.00°57'26"E. along said West line, 579.2 feet to the POINT OF BEGINNING. LESS any existing right-of-way for public road.

PARCEL B (O.R. 376, Pg. 321)

A tract of land located in Sections 20 and 29, Township 22 South, Range 19 East, Hernando County, Florida, more particularly described as follows:

Commence at the South right of way of Lockhart Avenue as located on the plat of Mountain Park Subdivision as recorded in plat book 4, page 1, public records of Hernando County, Florida, and the West right of way of State Road 577, thence run S.0°36'15"E. along the westerly right of way of State Road 577, 660.00 feet to the POINT OF BEGINNING, thence South along said right of way 285.75 feet to the point of curvature, thence 34.25 feet in a Southeasterly direction along the arc of said curve having a radius of 1969.86 feet, a central angle of 0°59'46", chord distance of 34.25 feet and a tangent of 17.13 feet, thence West 660.30 feet, thence North 330.00 feet to the South line of the Owen Smith property, as described in book OR 368, page 104, public records of Hernando County, Florida, thence 660.00 feet in a Easterly direction to the POINT OF BEGINNING.

PARCEL C (O.R. 507, Pg. 363)

Commence at the South right-of-way of Lockhart Avenue as located on the plat of Mountain Park Subdivision as recorded in plat book 4, page 1, of the public records of Hernando County, Florida, and the West right-of-way of State Road 577; thence run S.00°36'15"E. along the Westerly right-of-way of State Road 577, 955.75 feet to a point of curvature; thence 34.25 feet in a Southeasterly direction along the arc of said curve, having a radius of 1969.86 feet, a central angle of 0°59'46", a chord distance of 34.25 feet, and a tangent of 17.13 feet for a POINT OF BEGINNING, said point being the SE corner of that particular tract described in book OR 376, page 321, Hernando County, Florida; thence West, 660.30 feet to the SW corner of said tract; thence South, 332.05 feet; thence East, 662.95 feet to the Westerly right-of-way for State Road 577; thence Northwesterly along said right-of-way, also being the arc of a curve having a radius of 1969.86 feet a chord distance of 323.64 feet, and a central angle of 09°25'25", 324 feet to the POINT OF BEGINNING; LESS the South 200.00 feet thereof.

Parcel D (O.R. 463, Page 1233)

Begin at the Northwest corner of the Northeast 1/4 of Section 29, Township 22 South, Range 19 East, Hernando County, Florida. Thence go East along the North line of said Northeast 1/4, 605.5 feet; thence go S.01°06'45"E., 74.5 feet, thence West 605.50 feet to the West line of said Northeast 1/4; thence N.00°57'26"W., 74.5 feet to the POINT OF BEGINNING; LESS right-of-way for Morningside Drive.

LESS & EXCEPT right-of-way Parcel 176 (O.R. 1179, Page 882)

A parcel of land being a portion of the Southwest 1/4 of the Southeast 1/4 of Section 20, and the Northwest 1/4 of the Northeast 1/4 of Section 20, Township 22 South, Range 19 East, Hernando County, Florida, being more particularly described as follows:

Commence at a concrete monument at the Northwest corner of the Northeast 1/4 of said Section 20; thence South 89°18'12" East, along the North line of said Section 20, a distance of 1,236.50 feet to the POINT OF BEGINNING; thence North 00°27'25" West, 256.82 feet; thence South 89°51'10" East, 30.00 feet to a point on the existing Westerly Right-of-way line of State Road 50 per Section No. 06002-2502; thence South 00°27'25" East, along said existing Westerly Right-of-way line, a distance of 296.37 feet to the point of curvature of a curve to the left, having a radius of 1,999.86 feet, a central angle of 10°24'43", a chord bearing of South 00°39'47" East, and a chord length of 367.48 feet; thence along the arc of said curve, an arc length of 367.97 feet to the end of said curve; thence North 89°52'36" West, 36.07 feet to a point on a curve to the right, having a radius of 2,004.36 feet, a central angle of 01°01'20", a chord bearing of North 10°00'49" West, and a chord length of 35.76 feet; thence along the arc of said curve, an arc length of 35.76 feet; thence South 80°29'51" West, 10.00 feet to a point on a curve to the right, having a radius of 2,014.36 feet, a central angle of 06°06'00", a chord bearing of North 00°27'09" West, and a chord length of 284.54 feet; thence along the arc of said curve, an arc length of 284.77 feet; thence North 88°35'51" East, 14.50 feet to a point on a curve to the right, having a radius of 1,999.86 feet, a central angle of 00°56'44", a chord bearing of North 00°55'47" West, and a chord length of 33.00 feet; thence along the arc of said curve, an arc length of 33.00 feet to the point of tangency of said curve; thence North 00°27'25" West, 45.11 feet to the POINT OF BEGINNING.

ALSO LESS & EXCEPT right-of-way Parcel 112.01 (O.R. 994, Page 1062)

A parcel of land being a portion of the Southeast 1/4 of Section 20, Township 22 South, Range 19 East, Hernando County, Florida, being more particularly described as follows:

Commence at a found concrete monument marking the Southwest corner of the Southeast 1/4 of said Section 20; thence N.00°16'14"W., along the West line of said Southeast 1/4, for 635.51 feet to a point on the Centerline of Survey of State Road No. 50, said point being on the arc of a non-tangent curve (a radial line bears S.41°38'19"E. to the center of said curve); thence along said Centerline of Survey, Northeasterly along the arc of said curve concave Southeasterly, having for its elements a radius of 2864.79 feet, a central angle of 00°46'28", an arc length of 38.71 feet, and a chord bearing and distance of N.45°44'59"E. for 38.71 feet; thence S.00°28'17"E. for 66.08 feet to a point of intersection of the Southeast right-of-way line of said State Road No. 50 and the East right-of-way line of Morningside Drive, as shown on the plat of MOUNTAIN PARK, as recorded in Plat Book 4, Page 1, of the Public Records of Hernando County, Florida, said point being on the arc of a non-tangent curve (a radial line bears S.41°44'09"E. to the center of said curve), said point also being the POINT OF BEGINNING; thence along said Southeast right-of-way line of State Road No. 50, Northeasterly along the arc of said curve concave Southeasterly, having for its elements a radius of 2814.79 feet, a central angle of 10°36'10", an arc length of 520.07 feet, and a chord bearing and distance of N.63°33'26"E. for 519.33 feet; thence S.18°00'11"E. for 69.78 feet to a point on the arc of a non-tangent curve (a radial line bears S.33°28'04"E. to the center of said curve); thence Southwesterly along the arc of said curve concave Southeasterly, having for its elements a radius of 2484.53 feet, a central angle of 13°14'40", an arc length of 674.33 feet, and a chord bearing and distance of S.49°53'36"W. for 673.05 feet to a point on the afore described East right-of-way line of Morningside Drive; thence N.00°28'17"W. along said East right-of-way line, for 127.05 feet to the POINT OF BEGINNING.

Exhibit "B" Permitted Exceptions

All documents of record in the real property records affecting the Property.

Any and all leases, recorded or unrecorded, with rights of tenants in possession.

Easements, or claims of easements, whether or not recorded in the public records.

Rights of parties in possession.

Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title.