

When Recorded Return To:
c/o First American Title Ins. Co.
National Commercial Services
5201 Blue Lagoon Drive, Suite 974
Miami, FL 33126
NCS File No. FA776FL2

Prepared by:

Willkie Farr & Gallagher LLP

787 Seventh Avenue

New York, New York 10019

Attention: Melissa Fischetti, Esq.

After recording return to:

The Lowndes Law Firm

215 N. Eola Drive

Orlando, Florida 32801

Attention: Timothy R. Miedona, Esq.

Total Consideration: \$2,328,440.00

Documentary Stamp Tax Paid: \$16,299.08

Parcel Identification No.: R29 222 19 1865 0000 0040

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and delivered on March 31, 2022, by **W.S. BADCOCK CORPORATION**, a Florida corporation whose mailing address is 200 NW Phosphate Boulevard, Mulberry, Florida 33860 ("**Grantor**"), to **NATIONAL RETAIL PROPERTIES, LP**, a Delaware limited partnership whose mailing address is 450 South Orange Avenue, Suite 900, Orlando, Florida 32801 ("**Grantee**").

Wherever used herein, the terms "**Grantor**" and "**Grantee**" shall include all of the parties to this instrument and their respective successors and assigns.

WITNESSETH, that Grantor, for and in consideration of the amount set forth above, hereby grants, bargains, sells, conveys, remises, releases, and transfers unto Grantee, all of Grantor's rights, title, and interest in and to that certain real property situated in Hernando County, Florida, described in **Exhibit A** attached hereto, together with all structures and improvements located thereon and all rights, privileges, easements, tenements, hereditaments, reversions, remainders, and appurtenances thereto (the "**Property**").

SUBJECT TO the following (the "**Permitted Exceptions**"): (i) real estate taxes for the year 2022 and subsequent years, a lien not yet due and payable; (ii) zoning and other regulatory laws and ordinances, restrictions, prohibitions, and other requirements imposed by governmental authority; (iii) covenants, restrictions and easements of record; (iv) tenancies under recorded or unrecorded leases; and (v) all matters that an accurate survey of the Property would reveal; provided, however, that neither Grantor nor Grantee intend to reimpose, nor shall this conveyance operate to reimpose or extend same by reference thereto. The conveyance and warranty of title hereunder are expressly subject to those matters set forth on **Exhibit B** attached hereto and made a part hereof by reference.

TO HAVE AND TO HOLD the Property in fee simple forever subject to the Permitted Exceptions. And Grantor does covenant with Grantee that at the time of the delivery of this Deed, Grantor is lawfully seized of the Property in fee simple, and the Property is free from all

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encumbrances, liens, easements, covenants, restrictions and other matters except the Permitted Exceptions, and that subject to and except for the Permitted Exceptions, Grantor will defend the title to the Property against the lawful claims and demands of all persons and entities claiming by, through or under Grantor, but against none other.

[Signature appears on following page.]

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed on the day and year set forth above.

Witnessed by:

GRANTOR:

W.S. BADCOCK CORPORATION,
a Florida corporation

Print Name: _____



Tiffany
Foskey

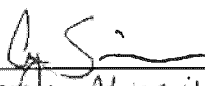
By: _____



Name: Robert B. Burnette

Title: President

Print Name: _____



Abigail
Sizemore

ACKNOWLEDGMENT

STATE OF FLORIDA

COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this ~~28th~~ 30th day of March, 2022, by Robert B. Burnette, as President of W.S. BADCOCK CORPORATION, a Florida corporation on behalf of said corporation, who ☒ is personally known to me or ☐ produced _____ as identification.

[Notary Seal]



Notary Public

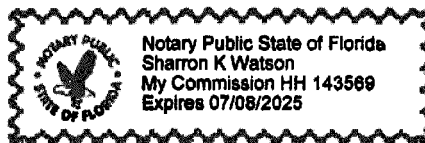


EXHIBIT A

Legal Description

LOT 4, GRUBBS COMMERCIAL TRACT #2, LESS THAT PORTION DESCRIBED IN THE ORDER OF TAKING RECORDED IN O.R. BOOK 1179, PAGE 872 FOR ROAD RIGHT-OF-WAY, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 26, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

EXHIBIT B

Exceptions

- a. All matters of record affecting the Property.