

Prepared by and return to:

Bruce I. Wiener  
Akerman LLP  
201 E. Park Avenue, Suite 300  
Tallahassee, Florida 32301  
850-224-9634  
File Number: 0400641

Parcel ID Number: R33 223 18 2666 0000 0320

## Special Warranty Deed

**This Special Warranty Deed** is made this 9th day of June, 2022, between **PALMETTO SPRING HILL-LINDEN DR, LLC**, a Florida limited liability company, whose mailing address is P.O. Box 1615, Thomasville, Georgia 31799 (“grantor”) and **SEXTON-HARBURG LLC**, a Florida limited liability company, whose mailing address is 5203 Coto Place, Valrico, Florida 33596 (“grantee”):

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, limited liability companies, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Hernando County, Florida**, to-wit:

Lots 32 and 33, Linden Retreat, according to the map or plat thereof, as recorded in Plat Book 23, Page(s) 33 and 34, of the Public Records of Hernando County, Florida;

**SUBJECT TO** easements, covenants, conditions, restrictions, dedications, agreements, resolutions, reservations, ordinances, development orders and all other matters of record; applicable zoning and other land use regulations; that certain Lease dated February 17, 2021, between grantor and Dolgencorp, LLC, as amended by that certain Lease Commencement Date Agreement dated April 5, 2022 and as evidenced by that certain Memorandum of Lease dated October 28, 2021, and recorded in Official Instrument #2021083088 of the Public Records of Hernando County, Florida; those matters that would be depicted by an accurate survey or physical inspection of the property conveyed herein; and taxes and assessments for the year 2022 and subsequent years;

**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.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said

land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantor, but against none other.


**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

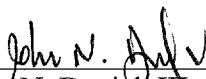
PALMETTO SPRING HILL-LINDEN DR, LLC,  
a Florida limited liability company

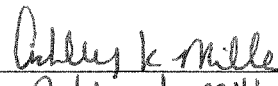
By: Palmetto Capital Group, LLC,  
a Georgia limited liability company  
Its Manager

Signed, sealed and delivered in our  
presence:

By: Daniel Land Company, Inc.,  
a Georgia corporation  
Its Manager

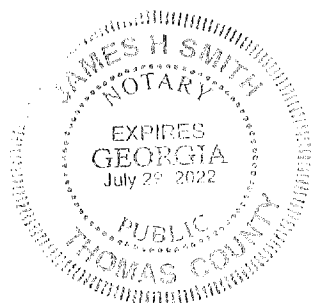
  
\_\_\_\_\_  
Charles S. Stafford, Witness  
Print or type your name here

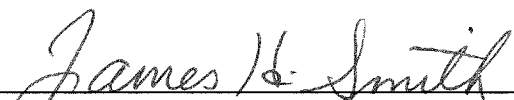
By:   
\_\_\_\_\_  
John N. Daniel, III  
Its President

  
\_\_\_\_\_  
Ashley K. Mille, Witness  
Print or type your name here

STATE OF GEORGIA  
COUNTY OF THOMAS

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 8<sup>th</sup> day of June, 2022, by John N. Daniel, III as President of Daniel Land Company, Inc., a Georgia corporation, as Manager of Palmetto Capital Group, LLC, a Georgia limited liability company, as Manager of Palmetto Spring Hill-Linden Dr, LLC, a Florida limited liability company, on behalf of the entities, who [] is personally known to me or [] has produced \_\_\_\_\_ as identification.



  
\_\_\_\_\_  
NOTARY PUBLIC  
Print Name: James H. Smith  
My Commission Expires: