

This instrument prepared by and
after recording return to:

Frost Brown Todd LLP
Attn: Timothy Wieher
10 West Broad Street, Suite 2300
Columbus, Ohio 43215

Tax Parcel ID Number: R16-423-17-0000-0020-0020

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **GJASN VENTURES, LLLP**, a Florida limited liability limited partnership, as successor by merger to Sidhom Family Limited Partnership, a Nevada limited partnership, whose mailing address is PO Box 1427, Brandon, FL 33509-1427 ("Grantor"), has this day bargained and sold, and by these presents does transfer and convey unto **NNN REIT, LP**, a Delaware limited partnership whose mailing address is 450 South Orange Avenue, Suite 900, Orlando, FL 32801 ("Grantee"), its successors and assigns, certain real estate situated in Hernando County, Florida and more particularly described on **Exhibit A** to this Special Warranty Deed, which is appended hereto and incorporated herein by reference (the "Property").

The Property is improved property located at 3616 Commercial Way, Spring Hill, FL 34606.

TO HAVE AND TO HOLD the Property, together with all appurtenances, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

GRANTOR covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, that Grantor has a good and lawful right to convey the Property and that the Property is unencumbered except as herein set forth to the contrary. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise; provided, however, that this conveyance and all covenants and warranties contained herein are subject to (i) any tenant's leasehold interest in the Property and (ii) all matters described on **Exhibit B** to this Special Warranty Deed (such matters, collectively, the "Permitted Exceptions").

[Signature Page Follows]

The undersigned persons executing this deed on behalf of Grantor represent and certify that such persons is duly authorized to execute and deliver this deed on behalf of Grantor.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of December 13th 2023.

Signed, sealed and delivered
in the presence of:

GRANTOR:

GJASN VENTURES, LLLP,
a Florida limited liability limited partnership

By: 
Name: George Sidhom
Title: General Partner

 Gp

Name: Chance Dalton
Print Name: Chance Dalton
Name: Kimberly A. Rye
Print Name: Kimberly A. Rye

STATE OF Florida)
COUNTY OF Hernando) SS

PERSONALLY APPEARED BEFORE ME, Chance Dalton, a Notary Public with authority to act in the State and County aforesaid, George Sidhom, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the General Partner of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS MY HAND, at office, this 13th day of December, 2023.

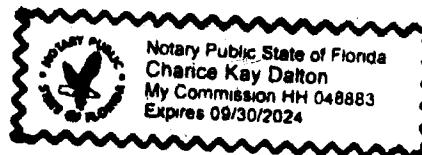


Notary Public

Print Name: Chance Dalton

My Commission Expires: 9/30/24

[SEAL]



Signed, sealed and delivered
in the presence of:

Name: KB
Print Name: Kimberly A. Pye

Name: Ch - D
Print Name: Charice Dalton

STATE OF Florida)
COUNTY OF Hernando) SS

GRANTOR:

GJASN VENTURES, LLLP,
a Florida limited liability limited partnership

By: Jean Mary Sidhom SP
Name: Jeanmary Sidhom
Title: General Partner

PERSONALLY APPEARED BEFORE ME, Charice Dalton a Notary Public with authority to act in the State and County aforesaid, Jeanmary Sidhom, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the General Partner of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS MY HAND, at office, this 13th day of December, 2023.

Charice Dalton

Notary Public

Print Name: Charice Dalton

My Commission Expires: 9/30/23

[SEAL]

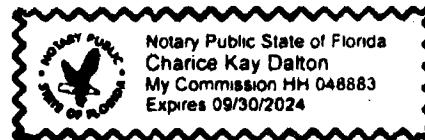


EXHIBIT A

Legal Description

A portion of the Northeast 1/4 of Section 16, Township 23 South, Range 17 East, Hernando County, Florida, being further described as follows: Commence at the Southeast corner of the Northeast 1/4 of Section 16, Township 23 South, Range 17 East, Hernando County, Florida; thence run South 89° 55' 42" West, along the South line of the said Northeast 1/4 of Section 16, Township 23 South, Range 17 East, a distance of 618.00 feet to a point on the Westerly right-of-way of Arrowhead Avenue; thence North 38° 49' 05" East along said Westerly right-of-way line of Arrowhead Avenue, a distance of 60.07 feet; thence North 45° 06' 02" West, a distance of 150.00 feet to point of beginning; thence North 45° 06' 02" West, 30.0 feet; thence North 38° 49' 05" East 10.00 feet; thence North 45° 06' 02" West 389.90 feet to a point on the Easterly right-of-way line of U.S. Hwy. 19; thence North 38° 47' 05" East along said Easterly right-of-way line, 150.00 feet; thence South 45° 06' 02" East 419.99 feet; thence South 38° 49' 05" West 160.00 feet to Point of Beginning.

TOGETHER WITH a non-exclusive easement for ingress and egress described as follows:

Commence at the Southeast corner of the Northeast 1/4 of Section 16, Township 23 South, Range 17 East, Hernando County, Florida; thence South 89° 55' 42" West, along the South line of the said Northeast 1/4 of Section 16, Township 23 South, Range 17 East, a distance of 68.00 feet to a point on the Westerly right-of-way of Arrowhead Avenue; thence run North 38° 49' 05" East along said Westerly right-of-way line of Arrowhead Avenue, a distance of 60.07 feet to the Point of Beginning; thence North 45° 06' 02" West, 150.00 feet; thence North 51° 11' 55" East 30.00 feet; thence South 45° 06' 02" East 150.00 feet to a point on the Westerly right of way line of Arrowhead Avenue; thence South 38° 49' 05" West along said Westerly right-of-way line 30.00 feet to Point of Beginning.

EXHIBIT B

Permitted Exceptions

1. Real property taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable.

2. Oil, gas and mineral Reservations set forth in that certain Deed recorded in Deed Book 103, page 461. As to said reservations, the right of entry has been released pursuant to Florida Statute 270.11