

*This instrument prepared by
and after recording return to:*

Cassandra Walsh
Adams and Reese LLP
1221 McKinney, Suite 4400
Houston, Texas 77010

Tax ID No. 29850-000-21

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 8th day of April, 2025, ~~2024~~, by and between **JFP MARICAMP, LLC**, a Florida limited liability company ("**Grantor**"), whose mailing address is 1406 Terrace Drive, Tulsa, OK 74104, and **OCALA MARICAMP RETAIL INVESTMENT, LLC**, a South Carolina limited liability company ("**Grantee**"), whose mailing address is 410 Mill Street, Building 1, Suite 200, Mt. Pleasant, SC 29464.

W I T N E S S E T H:

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, and Grantee's successors and assigns, forever, the land lying and being in the County of Marion, State of Florida, more particularly described as follows:

**SEE EXHIBIT A ATTACHED HERETO AND
MADE A PART HEREOF (the "**Property**")**

TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD unto Grantee and Grantee's successors and assigns in fee simple forever, subject only to those encumbrances set forth on EXHIBIT B attached hereto and made a part hereof, without intending to reimpose same.

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, though or under Grantor, but not otherwise.

[SIGNATURE PAGES TO FOLLOW]

IN WITNESS WHEREOF, Grantor has caused these presents to be executed on the day and year first above written.

Witnesses:

[Signature]
Print Name EVEN SEVENS

JFP MARICAMP, LLC,
a Florida limited liability company

[Signature]
Print Name Michael-Ann Schrick
2021 S. Lewis Avenue, Ste. 760
Tulsa, OK 74104

By: [Signature]
Name: R. Blake Atkins
Its: Manager

STATE OF Oklahoma)
COUNTY OF Tulsa)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me by ☒ physical presence or ☐ online notarization this 13th day of November, 2024, by R. Blake Atkins, Manager of JFP MARICAMP, LLC, a Florida limited liability company, on behalf of the company. He/she personally appeared before me and ☒ is personally known to me or ☐ produced _____ as identification.

(Notary Seal)



[Signature]
Notary Public, State of Oklahoma
Printed Name: Karen D Carpenter
My Commission Expires: 3-20-27

EXHIBIT A

LEGAL DESCRIPTION

COMMENCING AT THE N.E. CORNER OF SECTION 27, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, THENCE SOUTH 89°45'07" WEST ALONG THE NORTH BOUNDARY OF SAID SECTION 27, A DISTANCE OF 34.80 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF S.E. 36TH AVENUE (66 FEET WIDE); THENCE SOUTH 01°08'20" WEST ALONG SAID WEST RIGHT-OF-WAY LINE 1056.28 FEET; THENCE NORTH 88°51'40" WEST 41.65 FEET; THENCE SOUTH 01°08'20" WEST 150.00 FEET; THENCE NORTH 88°51'40" WEST 245.35 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°08'20" WEST 821.83 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 464 (200 FEET WIDE); THENCE NORTH 54°55'49" WEST ALONG SAID RIGHT-OF-WAY LINE 313.36 FEET; THENCE DEPARTING FROM SAID RIGHT-OF-WAY LINE NORTH 01°08'20" EAST 646.92 FEET; THENCE SOUTH 88°51'40" EAST 260.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING AND BEING IN THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, WITH SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA AND RUN THENCE ALONG THE NORTH BOUNDARY THEREOF SOUTH 89°12'18" WEST, A DISTANCE OF 34.80 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF SOUTHEAST 36TH AVENUE; THENCE DEPARTING SAID NORTH BOUNDARY, SOUTH 00°35'31" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1056.28 FEET; THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY LINE THE FOLLOWING SIX (6) DESCRIBED COURSES; (1) NORTH 89°24'29" WEST, A DISTANCE OF 41.65 FEET; (2) THENCE SOUTH 00°35'31" WEST, A DISTANCE OF 726.81 FEET; (3) THENCE SOUTH 89°29'45" WEST, A DISTANCE OF 11.75 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE TO THE LEFT, SAID NON-TANGENT CURVE HAVING A RADIUS OF 9956.18 FEET AND A CENTRAL ANGLE OF 01°54'12"; (4) THENCE SOUTHERLY ALONG THE ARC OF SAID NON-TANGENT CURVE, A DISTANCE OF 330.73 FEET, SAID NON-TANGENT CURVE HAVING A CHORD BEARING OF SOUTH 01°26'38" EAST AND A CHORD DISTANCE OF 330.71 FEET; (5) THENCE DEPARTING SAID NON-TANGENT CURVE, SOUTH 00°35'31" WEST, A DISTANCE OF 22.40 FEET; (6) THENCE SOUTH 42°06'47" WEST, A DISTANCE OF 49.16 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE TO THE LEFT, SAID NON-TANGENT CURVE HAVING A RADIUS OF 5829.58 FEET AND A CENTRAL ANGLE OF 01°17'44", SAID NON-TANGENT CURVE ALSO BEING THE NORTH RIGHT OF WAY LINE OF SOUTHEAST MARICAMP ROAD (COUNTY ROAD 464); THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, NORTHWESTERLY, ALONG SAID NORTH RIGHT OF WAY LINE AND THE ARC OF SAID NON-TANGENT CURVE, A DISTANCE OF 131.83 FEET, SAID NON-TANGENT CURVE HAVING A CHORD BEARING OF NORTH 54°49'59"

WEST AND A CHORD DISTANCE OF 131.83 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE, NORTH 55°28'51" WEST, A DISTANCE OF 142.76 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE, NORTH 55°28'51" WEST, A DISTANCE OF 275.93 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, NORTH 00°35'31" EAST, A DISTANCE OF 121.30 FEET; THENCE SOUTH 89°57'29" EAST, A DISTANCE OF 82.95 FEET; THENCE SOUTH 55°02'49" EAST, A DISTANCE OF 262.37 FEET; THENCE SOUTH 01°53'29" WEST, A DISTANCE OF 23.92 FEET; THENCE SOUTH 34°31'22" WEST, A DISTANCE OF 125.47 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

PERMITTED EXCEPTIONS

1. General or special taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable.
2. Any lien arising under Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water system, sewer system or gas system servicing the lands.
3. Declaration of Restrictions and Grant of Easements recorded in Official Record Book 1192, Page 392, of the Public Records of Marion County, Florida, as re-recorded in in Official Records Book 1235, Page 1774, as amended by instrument recorded in Official Records Book 1240, Page 1157, as further amended by instrument recorded in Official Records Book 1502, Page 1060, as further amended by that certain Amended and Restated Declaration of Restrictions and Grant of Easements recorded in Official Records Book 7345, Page 254, and as further amended by First Amendment to Amended and Restated Declaration of Restrictions and Grant of Easements recorded in Official Records Book 8537, Page 1342, of the Public Records of Marion County, Florida.
4. Distribution Easement granted to Florida Power Corporation, as more fully set forth in the document recorded in Official Records Book 1087, Page 470, of the Public Records of Marion County, Florida.
5. Development Agreement dated 10/13/1983 as referenced in Memorandum of Development Agreement, including terms and conditions thereof, as recorded in Official Records Book 1192, Page 405, of the Public Records of Marion County, Florida.
6. Easement granted to the City of Ocala, as more fully set forth in the document recorded in Official Records Book 1233, Page 1121, of the Public Records of Marion County, Florida.
7. Grant of Easement granted to the Florida National Bank, as more fully set forth in the document recorded in Official Records Book 1277, Page 315, of the Public Records of Marion County, Florida.
8. Easement and Covenant granted to The Great American Holding Company, Inc., a Florida corporation, as more fully set forth in the document recorded in Official Records Book 1502, Page 1069, of the Public Records of Marion County, Florida.
9. Grant for Electric Utility Easement in favor of the City of Ocala, a Florida Municipal Corporation, as more fully set forth in the document recorded in Official Records Book 7297, Page 1730, of the Public Records of Marion County, Florida.
10. Terms, provisions and conditions contained in that certain Memorandum of Lease by and between JFP MARICAMP LLC, a Florida limited liability company, lessor, and Starbucks

Corporation, lessee, recorded 07/16/2021, in Official Records Book 7517, Page 1052, of the Public Records of Marion County, Florida.

11. Terms and conditions of that certain Signage Easement Agreement by and between 3537 SE Maricamp LLC, a California limited liability company and Wal-Mart Stores East, LP, a Delaware limited partnership, as more fully set forth in the document recorded in Official Records Book 8534, Page 1908, of the Public Records of Marion County, Florida.