

THIS INSTRUMENT PREPARED BY:

Benesch, Friedlander, Coplan & Aronoff LLP
200 Public Square, Suite 2300
Cleveland, Ohio 44114
Attn: Mariam Keramati, Esq.

AND UPON RECORDING RETURN TO:

First American Title Insurance Company
National Commercial Services
666 Third Avenue, 5th Floor
New York, New York 10017
Attn: Andrew D. Jaeger

Florida Documentary Stamp:

Tax Paid: _____

Tax Identification Parcel No.:

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and executed as of August 1, 2022, by **SERITAGE SRC FINANCE LLC**, a Delaware limited liability company, having an address at 500 Fifth Avenue, Suite 1530, New York, New York 10110 ("**Grantor**"), to **3100 COLLEGE RD HOLDINGS, LLLP**, a Florida limited liability limited partnership whose mailing address is 2790 Stirling Road, Suite 10, Hollywood, Florida 33020 ("**Grantee**").

GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by Grantee to Grantor, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells and conveys to Grantee and Grantee's successors and assigns forever, the following described property situated in Marion County, Florida: See Exhibit "A" attached to and incorporated in this instrument (the "**Property**").

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

TO HAVE AND TO HOLD the same in fee simple forever.

This conveyance is made free and clear of all liens and encumbrances except for the following (collectively, the "**Permitted Exceptions**"): (a) real property taxes and assessments, both general and special, which are a lien on the Property, but not yet due and payable; (b) the exceptions set forth on Exhibit "B" attached hereto; (c) zoning and building ordinances; and (d) matters that would be disclosed by an accurate survey of the Property.

AND the Grantor hereby covenants with said Grantee that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; that it hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other, subject, however, to those matters set forth above.

[Remainder of page intentionally left blank; signature follows]

EXHIBIT "A"

Legal Description

PARCEL 1:

LOT 2, PADDOCK MALL SUBDIVISION, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 71, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 2:

LOT 3, PADDOCK MALL SUBDIVISION, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 71, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

Store# 1006

FOR INFORMATIONAL PURPOSES ONLY: 3100 SW College Road, Suite 300, Ocala, FL

Parcel ID NO: R23735-002-00

EXHIBIT "B"
Permitted Exceptions

1. Any and all easements, restrictions, covenants, conditions, declarations or other matters of record
2. Any and all governmental laws, rules, regulations, ordinances or codes, including, zoning ordinances and building codes
3. Public and private rights of way or utilities