

This instrument prepared by
and return to:

Natalie Prager, Esq.
Baker & Hostetler LLP
200 South Orange Avenue
SunTrust Center
Suite 2300
Orlando, Florida 32801
(407) 649-4000

Parcel Identification Numbers:
3422260002-000-00400
3422260002-000-00500
3422260002-000-00700
3422260002-000-00800
3422260002-000-00900

Consideration: \$1,200,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and given this 14th day of May, 2018, by Ladd Development, Inc., a Florida corporation, whose address is 1135 East Avenue, Clermont, Florida 34711 ("Grantor") to McDonald Ventures XXXVIII, LLC, a Georgia limited liability company, whose address is c/o McDonald Development Company, 3715 Northside Parkway, Building 200, Suite 700, Atlanta, Georgia 30327 ("Grantee").

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged, by these presents docs grant, bargain, sell, alien, remise, release, convey, and confirm unto the Grantee that certain real property (the "Property") located in Lake County, Florida, being more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by this reference.

SUBJECT TO taxes for the year 2018 and thereafter, and easements, covenants, restrictions, reservations and rights-of-way of record, but this reference thereto shall not act to re-impose the same.

TOGETHER WITH all and singular the tenements, hereditaments, easements and appurtenances, thereunto 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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

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

Signed, sealed and delivered in the presence of:

"Grantor"
Ladd Development, Inc.,
a Florida corporation

Mimi Ogden
Signature of Witness #1

By: D.J. Ladd
Dale J. Ladd, President

Mimi Ogden
Print Name

[CORPORATE SEAL]

Theresa Pickering
Signature of Witness #2

Theresa Pickering
Print Name

STATE OF FLORIDA)
)SS.
COUNTY OF Lake)

The foregoing instrument was acknowledged before me this 10 day of May, 2018 by Dale J. Ladd, as President of Ladd Development, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me, or has presented _____ as identification.

(NOTARY SEAL)



Mimi Ogden
(Notary Signature)

Mimi Ogden
(Notary Name Printed)
NOTARY PUBLIC
Commission No. _____

Exhibit "A"**Legal Description****Parcel 1**

East 241 feet of North 1/2 of that portion of the following described land lying North of Tract B, Manlow Park, according to the plat thereof, as recorded in Plat Book 50, Pages 86 and 87, Public Records of Lake County, Florida: The South 1575 feet of the West 1660 feet of the North 1/2 of Section 34, Township 22 South, Range 26 East, Lake County, Florida, Less the North 726 feet of East 900 feet thereof.

Parcel 2

The North 1/2 of Tract B, Manlow Park, according to the plat thereof, as recorded in Plat Book 50, Pages 86 and 87, Public Records of Lake County, Florida.

and

The South 1/2 of that portion of the following described land lying North of Tract B, Manlow Park, according to the plat thereof, as recorded in Plat Book 50, Pages 86 and 87, Public Records of Lake County, Florida: The South 1575 feet of the West 1660 feet of the North 1/2 of Section 34, Township 22 South, Range 26 East, Lake County, Florida, Less the North 726 feet of the East 900 feet thereof.

Parcel 3

Commence at the Northeast corner of Tract B, Manlow Park, according to the plat thereof, as recorded in Plat Book 50, Pages 86 and 87, Public Records of Lake County, Florida, thence run South 00°30'05" East along the East line of said Tract B for a distance of 30.00 feet to the centerline of said Tract B; thence run North 89°57'31" West along said centerline for a distance of 241.00 feet to the Point of Beginning; thence continue North 89°57'31" West along said centerline for a distance of 479.00 feet to the East right of way line of Hancock Road; thence run North 00°30'05" West along said East right of way line for a distance of 30.00 feet to the Northwest corner of said Tract B; thence run North 89°57'27" West for a distance of 15.00 feet to the East right of way line of Hancock Road; thence run North 00°30'05" West along said East right of way line for a distance of 168.92 feet; thence run South 89°57'27" East for a distance of 494.00 feet; thence run South 00°30'05" East for a distance of 198.91 feet to the Point of Beginning, less and except any portion lying within the North 1/2 of Tract B, Manlow Park, according to the plat thereof, as recorded in Plat Book 50, Pages 86 and 87, Public Records of Lake County, Florida.

Parcel 4

Commence at the Northeast corner of Tract B, Manlow Park, according to the plat thereof, as recorded in Plat Book 50, Pages 86 and 87, Public Records of Lake County, Florida, thence run South 00°30'05" East along the East line of said Tract B for a distance of 30.00 feet to the centerline of said Tract B; thence run North 89°57'31" West along said centerline for a distance of 241.00 feet; thence run North 00°30'05" West for a distance of 198.91 feet to the Point of Beginning; thence run North 89°57'27" West for a distance of 494.00 feet to the East right of way line of Hancock Road; thence run North 00°30'05" West along said East right of way line for a distance of 177.00 feet; thence run South 89°57'27" East for a distance of 494.00 feet; thence run South 00°30'05" East for a distance of 177.00 feet to the Point of Beginning.

Parcel 5

Commence at the Northeast corner of Tract B, Manlow Park, according to the plat thereof, as recorded in Plat Book 50, Pages 86 and 87, Public Records of Lake County, Florida, thence run South 00°30'05" East along the East line of said Tract B for a distance of 30.00 feet to the centerline of said Tract B; thence run North 89°57'31" West along said centerline for a distance of 241.00 feet; thence run North 00°30'05" West for a distance of 375.91 feet to the Point of Beginning; thence run North 89°57'27" West for a distance of 494.00 feet to the East right of way line of Hancock Road; thence run North 00°30'05" West along said East right of way line for a distance of 177.00 feet to the North line of the South 1575.00 feet of the North 1/2 of Section 34, Township 22 South, Range 26 East, thence run South 89°57'27" East along said North line for a distance of 494.00 feet; thence run South 00°30'05" East for a distance of 177.00 feet to the Point of Beginning.