

NOTE TO TAX EXAMINER/CLERK: The consideration paid for this Premises is \$_____.

RECORD AND RETURN TO:

Name: Robert B. Thomson
Address: 104 Armour Road
North Kansas City, MO 64116

THIS INSTRUMENT PREPARED BY:

Name: FL Palm Coast Land LLC [Space above line reserved for recording office use]
380 Union Street, Suite 300
West Springfield, MA 01089

Folio Number: 1011305115000000020

SPECIAL WARRANTY DEED

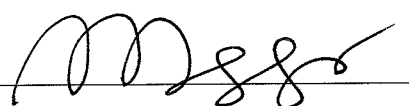
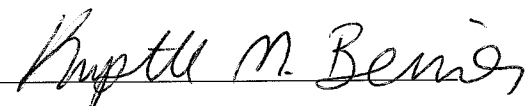

The undersigned, **FL PALM COAST LAND LLC**, a Delaware limited liability company having an address at 380 Union Street, Suite 300, West Springfield, Massachusetts 01089 ("Grantor"), for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid to Grantor, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell and convey unto **PINE LAKE LAND ACQUISITION, LLC**, a Missouri limited liability company, having an address at 104 Armour Road North, Kansas City, Missouri 64116 ("Grantee"), subject to the reservation contained herein, certain real property more particularly described on Schedule A attached hereto, incorporated herein and made a part hereof, together with all the (a) buildings and other improvements thereon; and (b) right, title and interest of Grantor, if any, and without warranty, in and to all easements and appurtenances pertaining to such real property (collectively, the "Premises").

TO HAVE AND TO HOLD the Premises unto Grantee and Grantee's successors and assigns forever.

Grantor hereby covenants and agrees to warrant and defend the title to the Premises to Grantee and its successors and assigns against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, subject, however, to the matters set forth in Schedule B attached hereto, incorporated herein and made a part hereof.

[PAGE INTENTIONALLY LEFT BLANK; CONTINUED ON NEXT PAGE]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 4th day of May, 2017.

<p>Signed, sealed and delivered in the presence of:</p> <p></p> <p>Print Name: <u>Stephanie E. Briggs</u></p> <p></p> <p>Print Name: <u>Krystle M. Bernier</u></p>	<p>FL PALM COAST LAND LLC</p> <p>By: Nepsa Manager LLC, its Manager</p> <p>By: Nepsa Property Investors, Inc. Its Manager</p> <p>By: </p> <p>Name: <u>Fred Anthony</u> <u>President</u></p> <p>Title: _____</p>
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COMMONWEALTH OF MASSACHUSETTS)

) ss. West Springfield

COUNTY OF HAMPDEN)

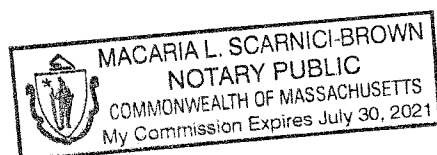
On this 2nd day of May, 2017, before me personally appeared Fred Anthony to me personally known, who, being by me duly sworn, did say that he is President of Nepsa Property Investors, Inc., a Massachusetts corporation, the manager of Nepsa Manager LLC, a Delaware limited liability company, the manager of FL Palm Coast Land LLC, a Delaware limited liability company, and that he signed the foregoing instrument on behalf of said corporation on behalf of said limited liability company on behalf of said limited liability company, voluntarily for its stated purpose.



Name:

Notary Public

My Commission Expires:



SCHEDULE ALegal Description

A PORTION OF LOT 2, PINE LAKES NORTH COMMERCE CENTER, AS PER MAP RECORDED IN MAP BOOK 31, PAGES 80 AND 81, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 4"X4" CONCRETE MONUMENT STAMPED MYER RLS 4006 AND THE SOUTHWESTERLY CORNER OF LOT 2 AFORESAID; THENCE N34°02'45"E 245.16 FEET ALONG THE NORTHERLY RIGHT OF WAY OF PINE LAKES PARKWAY (BARTON PARKWAY, PER THE RECORDED PLAT) (104-FOOT RIGHT OF WAY) TO A #4 ROD AND CAP STAMPED LB #6877 THAT LIES 462.69 FEET SOUTHWESTERLY FROM THE POINT OF TANGENCY OF A CURVE; THENCE DEPARTING PINE LAKES PARKWAY, N55°57'18"W 224.78 FEET TO A #4 ROD AND CAP STAMPED MYER LB #6877; THENCE N13°00'48"E 53.94 FEET TO A #4 ROD AND CAP STAMPED MYER LB #6877; THENCE N22°11'17"E 98.50 FEET TO A #4 ROD AND CAP STAMPED MYER LB #6877; THENCE N22°16'41"E 80.38 FEET TO A #4 ROD AND CAP STAMPED MYER LB #6877; THENCE N25°12'46"E 34.41 FEET TO A #4 ROD AND CAP STAMPED MYER LB #6877; THENCE N15°47'38"W 6.79 FEET TO A #4 ROD AND CAP STAMPED MYER LB #6877; THENCE N58°35'46"W 160.40 FEET TO A #4 ROD AND CAP STAMPED MYER LB #6877; THENCE N88°18'14"W 28.19 FEET TO A #4 ROD AND CAP STAMPED MYER LB #6877; THENCE S27°48'16"W 90.70 FEET TO A #4 ROD AND CAP STAMPED MYER LB #6877; THENCE S79°20'47"W 61.22 FEET TO A #4 ROD AND CAP STAMPED MYER LB #6877; THENCE N86°39'30"W 72.20 FEET TO A #4 ROD AND CAP STAMPED MYER LB #6877; THENCE S47°25'47"W 39.74 FEET TO A #4 ROD AND CAP STAMPED MYER LB #6877 AND THE WESTERLY LINE OF LOT 2, PINES LAKE COMMERCE CENTER AFORESAID; THENCE S30°22'31"E 643.27 FEET ALONG THE WESTERLY LINE OF LOT 2 AFORESAID TO A 4"X4" CONCRETE MONUMENT STAMPED MYER RLS #4006 AND THE POINT OF BEGINNING.

SCHEDULE B

1. Applicable laws, statutes, rules, ordinances, codes and regulations of any governmental and quasi-governmental authority in effect on March 10, 2017 or thereafter, including, but not limited to those pertaining to building, health, safety, fire and zoning.
2. Any lien for taxes and water and sewer charges for the then current fiscal tax year or billing period, as the case may be, that are not due and payable on the date of the delivery of this Special Warranty Deed.
3. Any liens for municipal betterments assessed on or after March 10, 2017, and any other municipal or governmental liens that are not due and payable on the date of the delivery of this Special Warranty Deed.
4. Leases and tenancies in effect on the date of the delivery of this Special Warranty Deed and parties having possessory rights under agreements and contracts assumed by Grantee.
5. Title to and rights of the public and others entitled thereto in and to those portions of the Premises, if any, lying within the bounds of adjacent streets and right-of-ways.
6. All easements, encumbrances and other matters of record.
7. Any state of facts that might be disclosed by a current accurate survey or a personal inspection of the Premises.
8. Acts of Grantee or anyone claiming by, through or under Grantee.