

Prepared by & return to:
Andrew M. Sodl, Esquire
Sodl & Ingram PLLC
233 E Bay Street, Suite 1113
Jacksonville, Florida 32202

Parcel Tax ID No.: 25-12-30-0000-01010-0000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this “**Deed**”), is made, entered into, and effective as of November 19, 2020 (the “**Effective Date**”), by **TRUSS SYSTEMS, LLC**, a Florida limited liability company, successor by merger with **TRUSS SYSTEMS OF VOLUSIA AND FLAGLER COUNTIES, INC.**, a Florida corporation (“**Grantor**”), whose address for notice purposes is 3615 U.S. 1 South, Bunnell, Florida 32110, in favor of **GLECKLER, LLC**, a Florida limited liability company (“**Grantee**”), whose address for notice purposes is 6805 Morrison Blvd., Suite 250, Charlotte, North Carolina 28211.

WITNESSETH:

THAT, Grantor for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns, to have and to hold, that certain real property, situated lying and being in Flagler County, Florida, as more particularly described on **Exhibit A** attached hereto (the “**Land**”);

TOGETHER WITH all improvements, easements, licenses, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining (collectively, the “**Property**”);

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

SUBJECT TO, all matters set forth in **Exhibit B** attached hereto and incorporated herein by this reference (the “**Permitted Exceptions**”) but reference to the same shall not operate to reimpose the same.

AND Grantor does hereby covenant with and warrant to 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; that the Property is free of all encumbrances except for the Permitted Exceptions; and that Grantor specially warrants the title to the Property and will defend the same, subject to the Permitted Exceptions, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

{Signature page follows}

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed effective as of the Effective Date.

Signed, Sealed, and Delivered
In the Presence of:

WITNESS 1:

James Pickens
Print Name: James Pickens

WITNESS 2:

Cheryl M. Upchurch
Print Name: CHERYL M. UPCHURCH

GRANTOR:

TRUSS SYSTEMS, LLC, a Florida limited liability company, successor by merger with TRUSS SYSTEMS OF VOLUSIA AND FLAGLER COUNTIES, INC., a Florida corporation

By: Lynn McCarthy
Name: Lynn McCarthy
Its: Manager

STATE OF Florida)
) ss:
COUNTY OF Volusia

The foregoing instrument was executed and acknowledged before me by means of ☒ physical presence or ☐ online notarization on the 9th day of November, 2020, by Lynn McCarthy, as the Manager of TRUSS SYSTEMS, LLC, a Florida limited liability company, successor by merger with TRUSS SYSTEMS OF VOLUSIA AND FLAGLER COUNTIES, INC., a Florida corporation, on behalf of the limited liability company, who ☒ is personally known to me or ☐ has produced _____ as identification.

[NOTARIAL SEAL]



PATRICIA ZAHN
MY COMMISSION # GG 043960
EXPIRES: December 10, 2020
Bonded Thru Budget Notary Services

Patricia Zahn
Notary Public, State and County Aforesaid
Name: Patricia Zahn
My Commission Expires: _____
My Commission Number is: _____

Exhibit A

The Land

The land referred to herein below is situated in the County of Flagler, State of Florida, and described as follows:

A PARCEL OF LAND LYING IN SECTIONS 30 AND 31, TOWNSHIP 12 SOUTH, RANGE 31 EAST AND SECTION 25 AND 26, TOWNSHIP 12 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA, DESCRIBED AS BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30 AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 12 SOUTH, RANGE 31 EAST, AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25 AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 12 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA.

FROM A "T" RAIL MARKING THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, AS A POINT OF REFERENCE, BEAR SOUTH $1^{\circ}49'04''$ EAST, ALONG THE WEST LINE OF SAID SECTION 30, A DISTANCE OF 769.95 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY BOUNDARY OF THE 143.00 RIGHT OF WAY OF U.S. NO. 1 AND TO THE POINT OF BEGINNING OF THIS DESCRIPTION, SAID POINT BEING NORTH $1^{\circ}49'04''$ WEST, A DISTANCE OF 523.61 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 30, THENCE S $54^{\circ}32'06''$ E ALONG THE SOUTHWESTERLY RIGHT OF WAY OF U.S. NO. 1 A DISTANCE OF 424.90 FEET; THENCE SOUTH $27^{\circ}41'54''$ WEST, A DISTANCE OF 314.64 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SECTION 31, TOWNSHIP 12 SOUTH, RANGE 31 EAST, SAID POINT BEING SOUTH $89^{\circ}30'37''$ EAST, A DISTANCE OF 183.32 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 31, THENCE CONTINUE SOUTH $27^{\circ}41'54''$ WEST, A DISTANCE OF 285.92 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY BOUNDARY OF THE FLORIDA EAST COAST RAILWAY; THENCE NORTH $64^{\circ}38'06''$ WEST ALONG THE NORTHEASTERLY BOUNDARY OF THE FLORIDA EAST COAST RAILWAY, A DISTANCE OF 52.56 FEET TO AN INTERSECTION WITH THE EAST LINE OF SECTION 36, TOWNSHIP 12 SOUTH, RANGE 30 EAST, SAID POINT BEING SOUTH $00^{\circ}43'11''$ EAST, A DISTANCE OF 232.22 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 36; THENCE CONTINUE NORTH $64^{\circ}38'06''$ WEST, ALONG THE NORTHEASTERLY BOUNDARY OF THE FLORIDA EAST COAST RAILWAY A DISTANCE OF 217.86 FEET; THENCE NORTH $25^{\circ}21'54''$ EAST, ALONG THE BOUNDARY OF THE FLORIDA EAST COAST RAILWAY, A DISTANCE OF 50.00 FEET; THENCE NORTH $64^{\circ}38'06''$ WEST, ALONG THE NORTHEASTERLY BOUNDARY OF THE FLORIDA EAST COAST RAILWAY, A DISTANCE OF 173.78 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY BOUNDARY OF THE 50.00 FOOT RIGHT OF WAY OF DUPONT ROAD; THENCE NORTH $27^{\circ}41'54''$ EAST ALONG THE SOUTHEASTERLY BOUNDARY OF DUPONT ROAD, A DISTANCE OF 11.04 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SECTION 25, TOWNSHIP 12 SOUTH, RANGE 30 EAST, SAID POINT BEING SOUTH $88^{\circ}19'35''$ WEST, DISTANCE OF 324.55 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 25; THENCE CONTINUE NORTH $27^{\circ}41'54''$ EAST, ALONG THE SOUTHEASTERLY BOUNDARY OF DUPONT ROAD, A DISTANCE OF 618.23 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY BOUNDARY OF U.S. NO. 1; THENCE SOUTH $54^{\circ}32'06''$ EAST, ALONG THE SOUTHWESTERLY BOUNDARY OF U.S. NO. 1, A DISTANCE OF 25.10 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

Exhibit B

The Permitted Exceptions

1. Taxes and assessments for the year 2021 and subsequent years.
2. Any and all railroad rights-of-way for switch or spur tracks on, over, across or along said property by condemnation, license, deed, possession or otherwise. Possible rights of the railroad to acquire portions of subject property by the Acts of Congress 1885 and possible other legislative grants of similar nature.

Unofficial Copy