

**RETURN TO:**  
**FIDELITY NATIONAL TITLE**  
**ATTN: JENNIE CLAYTON**  
**5690 W. Cypress Street, Suite A**  
**Tampa, FL 33607**  
File No 14023747

PREPARED BY:

Linde H. Carley, Esq.  
Family Dollar Stores, Inc.,  
P.O. Box 1017  
Charlotte, NC 28201-1017

UPON RECORDATION RETURN TO:

Fidelity National Title Insurance Company  
Virginia National Commercial Services  
5516 Falmouth St., Suite 200  
Richmond, VA 23230

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, FAMILY DOLLAR STORES OF FLORIDA, INC., a Florida corporation, hereinafter referred to as "Grantor", whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration in hand paid by the Grantee, herein named, the receipt and sufficiency of which is hereby fully acknowledged and confessed, has GRANTED, SOLD and CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY unto ARCP FD 2014 SLB PORTFOLIO VI, LLC, a Delaware limited liability company having an address at c/o American Realty Capital Properties, Inc., 2325 East Camelback Road, Suite 1100, Phoenix, Arizona 85016, herein referred to as "Grantee", whether one or more, the real property described on Exhibit A attached hereto and made a part hereof, together with all and singular the rights, benefits, privileges, easements, tenements, hereditaments, and appurtenances thereon or in anywise appertaining thereto, and together with all buildings, structures and improvements located thereon and any right, title, and interest of Grantor in and to adjacent streets, alleys, strips, gores, and rights-of-way (collectively, the "Property").

In addition, Grantor hereby grants, bargains, sells and conveys to Grantee, WITHOUT WARRANTY, all of Grantor's right, title, and interest, if any, in and to: (i) any and all rights of ingress and egress to and from the Property, or any portion thereof, and any of Grantor's rights to use same; (ii) any and all present and reversionary mineral rights and interests of Grantor relating to the Property, or any portion thereof; (iii) any and all rights to the present or future use of wastewater, wastewater capacity, drainage, water or other utility facilities to the extent the same pertain to or benefit the Property, or any portion thereof, or the improvements located thereon, including, without limitation, all reservations of or commitments or letters covering any such use in the future, whether now owned or hereafter acquired; (iv) any and all roads, streets, alleys, and

ways (open or proposed) affecting, crossing, fronting, or bounding the Property, or any portion thereof, including any awards made or to be made relating thereto including, without limitation, any unpaid awards or damages payable by reason of damages to the Property, or any portion thereof, or by reason of a widening of or changing of the grade; (v) any and all strips, gores or pieces of property abutting, bounding or which are adjacent or contiguous to the Property, or any portion thereof (whether owned or claimed by deed, limitations or otherwise); and (vi) any and all reversionary interests in and to the Property, or any portion thereof (collectively, the "Additional Rights").

This conveyance is made and accepted subject to any and all validly existing encumbrances, conditions and restrictions of record relating to the Property or the Additional Rights (collectively, the "Encumbrances").

TO HAVE AND TO HOLD the Property and the Additional Rights unto the said Grantee and Grantee's heirs, executors, administrators, successors and/or assigns forever, subject to the Encumbrances; and Grantor does hereby bind Grantor and Grantor's heirs, executors, administrators, successors and/or assigns to WARRANT AND FOREVER DEFEND all and singular the Property, subject to the Encumbrances, unto the said Grantee and Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof, by through or under Grantor, but not otherwise.

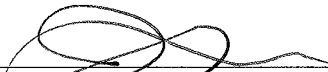
*[Remainder of Page Intentionally Blank; Signatures on Subsequent Page]*

GRANTOR:

Signed, sealed and delivered in the presence of:

FAMILY DOLLAR STORES OF FLORIDA, INC., a Florida corporation

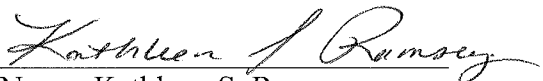
Witness: Bridgett P. Burke  
Print Name: Bridgett P. Burke

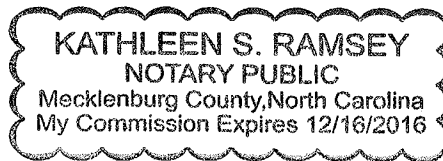
By:   
Jose M. Luis  
Vice President

Witness: Meredith Odom  
Print Name: Meredith Odom

STATE OF NORTH CAROLINA )  
COUNTY OF MECKLENBURG ) SS:

The foregoing instrument was acknowledged before me on this 8<sup>th</sup> day of August, 2014 by Jose M. Luis, Vice President of FAMILY DOLLAR STORES OF FLORIDA, INC., a Florida corporation. He is [] personally known to me or [] has produced a driver's license for identification.

Signature:   
Name: Kathleen S. Ramsey



Official Seal

**Exhibit "A"**  
**Legal Description**

PARCEL 1:

That portion of Northwest Quarter of the Southwest Quarter of the Northwest Quarter of Section 14, Township 1 North, Range 12 West, lying West of U.S. Highway 231, lying and being in Bay County, Florida.

Less and Except:

Commence the Northwest Corner of Section 14, Township 1 North, Range 12 West Bay County, Florida; thence South along the West line of Section 14 for 1841 feet to the Point of Beginning; thence continue South along said West line of Section 14 for 238 feet to the South line of the Northwest Quarter of die Southwest Quarter of the Northwest Quarter of said Section 14; thence East along said line 359.72 feet to the Westerly R/W line of U.S. #231; thence Northeasterly along said R/W line 248.60 feet; thence West 413.30 feet to the Point of Beginning.

Also Less and Except:

Commence at the N.W. Corner of Section 14, Township 1 North, Range 12 West, Bay County, Florida, thence South along the West line of Section 14 for 1626 feet to the Point of Beginning; thence continue South along said West line of Section 14 for 215 feet; thence East 413.30 feet to the Westerly R/W line of U.S. #231; thence Southeasterly along said R/W line 15 feet; thence Northeasterly along said R/W line 222 feet; thence West 475.63 feet to the Point of Beginning.

PARCEL 2:

Commence at the N.W. Corner of Section 14, Township 1 North, Range 12 West, Bay County, Florida, thence South along the West line of Section 14 for 1626 feet to the Point of Beginning; thence continue South along said West line of Section 14 for 215 feet; thence East 413.30 feet to the Westerly R/W line of U.S. #231; thence Southeasterly along said R/W line 15 feet; thence Northeasterly along said R/W line 222 feet; thence West 475.63 feet to the Point of Beginning.