

This Instrument Prepared by: + *Return to:*  
OS National, LLC  
ajohnson  
3097 Satellite Blvd., Bldg 700, Suite 400  
Duluth, GA 30096

Parcel Identification Number: See attached Exhibit "A"  
FILE NO: SCIOTO II

### SPECIAL WARRANTY DEED

This Special Warranty Deed made this 13 day of DECEMBER, 2019, by SCIOTO PROPERTIES SP-16 LLC, an Ohio limited liability company, whose address is 4145 Powell Road, Powell, OH 43065, hereinafter called the grantor, to SBF2019-1 PROPERTIES LLC, a Delaware Limited Liability Company, whose address is 4145 Powell Road, Powell, OH 43065, hereinafter called the grantee;

**WITNESSETH:** That grantor, for and inconsideration of the sum of \$10.00 Dollars, and other valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, remise, release, convey, and confirm unto grantee, all that certain land situated in Bay County, Florida, viz:

**SEE EXHIBIT "A" attached hereto and incorporated herein. The property described is not the homestead of the grantor.**

**TOGETHER**, with all the tenements, hereditaments, and appurtenances thereto belonging or in anyway 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; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under said grantor.

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name and its corporate seal to be hereunder affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Scioto Properties SP-16 LLC, an Ohio limited liability company

By: Scioto Properties LLC, an Ohio limited liability company, its sole member

*Richard Burkhart*

By: Richard Burkhart  
Title: Chief Financial Officer

*Kimberly Matheny*  
Witness Signature

*Kimberly Matheny*  
Witness Printed Name

*Deborah M. Wolfe*  
Witness Signature

*Deborah M. Wolfe*  
Witness Printed Name

STATE OF Ohio

COUNTY OF Delaware

The foregoing instrument was acknowledged before me, a notary public on December 10 2019 by Richard Burkhart, Chief Financial Officer for **Scioto Properties LLC**, an Ohio limited liability company, sole member of **Scioto Properties SP-16 LLC**, an Ohio limited liability company, who is personally known to me or who has produced a Driver's license or government identification.

*Melanie Bortolani*  
Notary Public



MELANIE BORTOLANI  
Notary Public, State of Ohio  
My Commission Expires 12-19-2022

**Exhibit "A"**

Address: 2603 State Ave, Panama City, FL 32405  
County: Bay  
Parcel Identification Number: 12989-000-020  
Client Code: SCIOTO-LL-01

Begin at the Southwest Corner of Lot 34, Block "P", Stanford Place, Unit Three, as per plat thereof recorded in Plat Book 11, Page(s) 93 and 93A, in the Office of the Clerk of the Circuit Court of Bay County, Florida; thence S 86°29'36" W, along the South line of said Block "P", a distance of 300 feet; thence S 03°30'24" E, 105 feet; thence N 86°29'36" E, 300 feet to the West R/W State Avenue; thence N 03°30'24" W, along said R/W line a distance of 105 feet to the Point of Beginning.

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Address: 700 W 14th St, Lynn Haven, FL 32444  
County: Bay  
Parcel Identification Number: 10143-000-000  
Client Code: SCIOTO-LL-02

Lots 9 and 10, Block 228, Plat No. 1, Lynn Haven, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 9 and 10, of the Public Records of Bay County, Florida.

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Address: 2405 W 20th St, Panama City, FL 32405  
County: Bay  
Parcel Identification Number: 28678-000-000  
Client Code: SCIOTO-LL-03

Lot 20, Block 4, according to the Plat of Unit "A" of John G. Hentz, JR.'s. First Addition to St. Andrews, as recorded in Plat Book 8, Page 53, in the office of the Clerk of the Circuit of Bay County, Florida.