

This instrument was prepared by  
and should be returned to:  
Jonathan P. Jennewein, Esq.  
Hill Ward Henderson  
P.O. Box 2231  
Tampa, Florida 33601

*Consideration:* \$3,300,000.00  
*Documentary Stamp Tax:* \$23,100.00  
*Folio Nos:* 31-35-17-06185-000, 31-35-17-06233-000.

### **SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made and entered into as of the 7 day of February, 2024, by **LAKE CITY U AUTOMOTIVE MANAGEMENT, LLC**, a Florida limited liability company (the “**Grantor**”), whose mailing address is 3031 N. Rocky Point Drive W, Suite 770, Tampa, Florida 33607, in favor of **WPG-LAKE CITY, LLC**, a Florida limited liability company (the “**Grantee**”), whose mailing address is 4211 W Boy Scout Boulevard, Suite 620, Tampa, Florida 33607.

### **WITNESSETH:**

The Grantor, for and in consideration of the sum of Ten and No/100ths Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, conveys, remises, releases and transfers unto the Grantee all that certain land situate in Columbia County, Florida, more fully described as follows:

See **Exhibit A** attached hereto and incorporated by reference herein.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging on or in any ways appertaining.

TO HAVE AND TO HOLD the same unto the Grantee in fee simple forever.

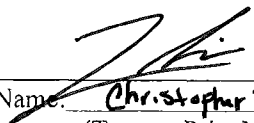
The Grantor does hereby covenant with Grantee that except with respect to ad valorem taxes for 2024 and subsequent years, and all reservations, restrictions, limitations, declarations, easements, encumbrances, and other matters of public record without intending to reimpose any of same, the real property is free and clear of all claims, liens and encumbrances, and Grantor hereby warrants the title to the above-described real property and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under the Grantor but against none other.

[SIGNATURE PAGE TO SPECIAL WARRANTY DEED]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed the day and year first above written.

Signed, sealed and delivered  
in the presence of:

LAKE CITY U AUTOMOTIVE  
MANAGEMENT, LLC, a Florida limited  
liability company

  
Name: Christopher Riedel  
(Type or Print Name)

By:   
Travis Santos  
Vice President


Address: 438 Grand Oaks Rd  
Tallahassee FL 32317

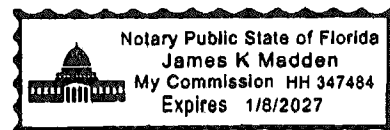
  
Name: James K Madden  
(Type or Print Name)

Address: 752 Barley Port Lane  
Fort Walton Beach FL 32547

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me means of ☒ physical presence or ☐ online notarization this 6 day of February, 2024, by Travis Santos, as Vice President of LAKE CITY U AUTOMOTIVE MANAGEMENT, LLC, a Florida limited liability company, on behalf of the limited liability company, who is personally known to me or has produced a valid Florida driver's license as identification.

  
Notary Public  
James K Madden  
(Type, Print or Stamp Name)  
My Commission Expires: 1-8-27



**EXHIBIT A**

**LEGAL DESCRIPTION**

**PARCEL 1:**

COMMENCE at the Southwest corner of the East 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 31, Township 3 South, Range 17 East, Columbia County, Florida and run N 00°13'36" W, along the West line of said East 1/2 of the Northwest 1/4 of the Southwest 1/4 a distance of 30.00 feet to the Northerly right-of-way line of a County Graded Road and the POINT OF BEGINNING; thence continue N 00°13'36" W, still along the West line of the East 1/2 of the Northwest 1/4 of the Southwest 1/4 a distance of 238.42 feet to a point on the Southeasterly right-of-way line of US Highway No. 90, said point being on the arc of a curve concave to the Northwest having a radius of 4,633.66 feet and a central angle of 04°24'15", said curve also having a chord distance of 356.10 feet; thence Northeasterly along the arc of said curve, being also said Southeasterly right-of-way line of US Highway No. 90 a distance of 356.18 feet to the Point of Tangency of said curve; thence N 47°50'15" E, still along said Southeasterly right-of-way line 11.57 feet; thence S 52°17'44" E, 713.76 feet to a point on the Northerly right-of-way line of a County Graded Road; thence S 87°23'33" W, along said Northerly right-of-way line 846.06 feet to the POINT OF BEGINNING.

LESS AND EXCEPT that portion conveyed in Official Records Book 988, Page 387 of the Public Records of Columbia County, Florida.

**PARCEL 2:**

Lots 14, 15, 16, and 17, MIDTOWN COMMERCIAL CENTER, a subdivision according to the plat thereof recorded in Plat Book 6, Pages 200 and 201, of the Public Records of Columbia County, Florida.

**PARCEL 3:**

Lot 14, Ridgewood Manor, a subdivision according to the plat thereof recorded in Plat Book 2, Page 105, of the Public Records of Columbia County, Florida.

**PARCEL 4:**

COMMENCE at the Northeast Corner of the W 1/2 of the SW 1/4 of the SW 1/4, Section 31, Township 3 South, Range 17 East, Columbia County, Florida and run S 87°23'33" West along the North line of the SW 1/4 of the SW 1/4 18 feet to the Northeast Corner of Lot 14 of RIDGEWOOD MANOR, a subdivision according to a plat recorded in Plat Book 2, Page 105, of the Public Records of Columbia County, Florida; thence run South along the East line of said Lot 14, 123.48 feet to the Southeast Corner of said Lot; thence run N 87°23'33" East, 18 feet to the East line of the W 1/2 of the SW 1/4 of the SW 1/4; thence run North along the East line of said W 1/2 of the SW 1/4 of the SW 1/4, 123.48 feet to the Northeast Corner of the W 1/2 of the SW 1/4 of the SW 1/4 and the POINT OF BEGINNING.

PARCEL 5:

TOGETHER WITH that portion of vacated Williams Lane lying North of Lots 15, 16 and 17, Midtown Commercial Center according to the plat thereof recorded in Plat Book 6, Pages 200 and 201, as vacated by Resolution No. 98R-26, recorded in Official Records Book 864, Page 1410, of the Public Records of Columbia County, Florida.

ALSO TOGETHER WITH the North 1/2 of vacated Williams Lane lying East of Midtown Commercial Center according to the plat thereof recorded in Plat Book 6, Pages 200 and 201, abutting Parcel 1 above on the South, as vacated by Resolution No. 98R-26, recorded in Official Records Book 864, Page 1410, of the Public Records of Columbia County, Florida.