

This instrument was prepared by
and should be returned to:
Jonathan P. Jennewein, Esq.
Hill Ward Henderson
Bank of America Plaza, Suite 3700
101 East Kennedy Boulevard
Tampa, Florida 33602

Consideration: \$10.00
Documentary Stamp Tax: \$0.70
Folio Nos: 31-3S-17-06185-000, 31-3S-17-06233-000.

QUIT CLAIM DEED

THIS QUITCLAIM DEED, executed this 7 day of February, 2024, by first party, **LAKE CITY U AUTOMOTIVE MANAGEMENT, LLC**, a Florida limited liability company, whose address is 3031 N. Rocky Point Drive W, Suite 770, Tampa, Florida 33607 ("**Grantor**"), to second party, **WPG-LAKE CITY, LLC**, a Florida limited liability company, whose address is 4211 W. Boy Scout Boulevard, Suite 620, Tampa, Florida 33607 ("**Grantee**").

W I T N E S S E T H:

That the said first party, for the sum of \$10.00, and other good and valuable consideration paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim unto the said second party forever, all the right, title, interest, claim, and demand which the said first party has in and to the following described parcel of land, and all improvements and appurtenances thereto, in Columbia County, Florida, as more particularly described on **Exhibit A** attached hereto.

The land is not, and never has been, the homestead of the Grantor.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the proper use, benefit and behoof of the Grantee forever.

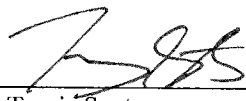
[SIGNATURE PAGE TO QUIT CLAIM DEED]

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents to be effective as of the day and year first above written.

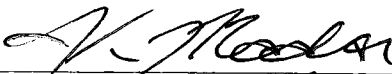
Signed, sealed and delivered
in the presence of:

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 Madden
(Type or Print Name)

Address: 752 Berkley Portlane
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 Madden
(Type, Print or Stamp Name)

My Commission Expires: 1-8-27

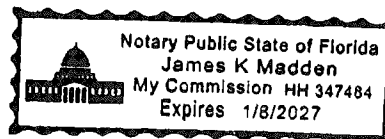


EXHIBIT A
LEGAL DESCRIPTION

BEGIN 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; THENCE RUN NORTH 00°12'45" WEST, ALONG THE WEST LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 29.77 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF A COUNTY GRADED ROAD; THENCE CONTINUE NORTH 00°13'36" WEST, ALONG SAID WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 238.63 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 90, THENCE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 90 THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES: 1) 21.65 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 4,633.66 FEET AND A CENTRAL ANGLE OF 00°16'03", AND A CHORD BEARING AND DISTANCE OF NORTH 52°05'04" EAST, 21.65 FEET; 2) SOUTH 38°02'58" EAST, A DISTANCE OF 3.00 FEET; 3) NORTH 51°55'23" EAST, A DISTANCE OF 4.44 FEET; 4) NORTH 38°06'38" WEST, A DISTANCE OF 3.00 FEET; 5) 46.63 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 4,633.66 FEET AND A CENTRAL ANGLE OF 00°34'36", AND A CHORD BEARING AND DISTANCE OF NORTH 51°36'27" EAST, 46.63 FEET; 6) SOUTH 38°40'51" EAST, A DISTANCE OF 8.00 FEET; 7) NORTH 51°13'35" EAST, A DISTANCE OF 15.02 FEET; 8) NORTH 38°51'58" WEST, A DISTANCE OF 8.00 FEET; 9) 43.69 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 4,633.66 FEET AND A CENTRAL ANGLE OF 00°32'25", AND A CHORD BEARING AND DISTANCE OF NORTH 50°51'49" EAST, 43.69 FEET; 10) SOUTH 39°28'51" EAST, A DISTANCE OF 6.00 FEET; 11) NORTH 50°33'23" EAST, A DISTANCE OF 6.01 FEET; 12) NORTH 39°28'51" WEST, A DISTANCE OF 6.00 FEET; 13) 219.50 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 4,633.66 FEET AND A CENTRAL ANGLE OF 02°42'51", AND A CHORD BEARING AND DISTANCE OF NORTH 49°09'44" EAST, 219.48 FEET; 14) NORTH 48°23'22" EAST, A DISTANCE OF 11.57 FEET; THENCE LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, SOUTH 52°14'22" EAST, A DISTANCE OF 713.51 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF A COUNTY GRADED ROAD; THENCE SOUTH 02°37'16" EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 87°25'58" WEST, A DISTANCE OF 381.66 FEET; THENCE SOUTH 00°55'33" WEST, A DISTANCE OF 14.67 FEET TO THE NORTHEAST CORNER OF LOT 17, MIDTOWN COMMERCIAL CENTER AS RECORDED IN PLAT BOOK 6, PAGES 200 AND 201; THENCE SOUTH 00°55'33" WEST ALONG THE EAST BOUNDARY LINE OF SAID LOT 17, A DISTANCE OF 84.50 FEET TO THE SOUTHEAST CORNER OF SAID LOT 17; THENCE SOUTH 56°23'45" WEST ALONG THE SOUTHEASTERLY BOUNDARY LINE OF SAID LOT 17, A DISTANCE OF 221.30 FEET TO A POINT OF CURVATURE AND A POINT ON THE RIGHT-OF-WAY LINE OF SW WATERFORD COURT (R/W VARIES), MIDTOWN COMMERCIAL CENTER AS RECORDED IN PLAT BOOK 6, PAGES 200 AND 201; THENCE ALONG SAID RIGHT-OF-

WAY LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) 125.90 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 57.00 FEET AND A CENTRAL ANGLE OF 126°33'01", AND A CHORD BEARING AND DISTANCE OF NORTH 68°38'40" WEST, 101.82 FEET; 2) 97.61 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 57.00 FEET AND A CENTRAL ANGLE OF 98°07'11", AND A CHORD BEARING AND DISTANCE OF SOUTH 01°24'18" EAST, 86.11 FEET TO A POINT OF REVERSE CURVATURE; 3) 33.40 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 47°50'09", AND A CHORD BEARING AND DISTANCE OF SOUTH 26°35'28" EAST, 32.43 FEET TO A POINT OF TANGENCY; 4) SOUTH 02°44'10" EAST, A DISTANCE OF 18.97 FEET TO THE SOUTHEAST CORNER OF LOT 14, MIDTOWN COMMERCIAL CENTER AS RECORDED IN PLAT BOOK 6, PAGES 200 AND 201; THENCE LEAVING SAID RIGHT-OF-WAY LINE OF SW WATERFORD COURT ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 14, SOUTH 89°04'05" WEST, A DISTANCE OF 201.39 FEET TO THE SOUTHWEST CORNER OF SAID LOT 14; THENCE NORTH 00°09'34" WEST ALONG THE WEST BOUNDARY LINE OF SAID LOT 14, A DISTANCE OF 163.10 FEET TO THE NORTHWEST CORNER OF SAID LOT 14; THENCE SOUTH 89°06'43" WEST, A DISTANCE OF 312.23 FEET TO THE EAST RIGHT-OF-WAY LINE OF SW SISTERS WELCOME ROAD; THENCE NORTH 01°46'36" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 112.77 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE OF SW SISTERS WELCOME ROAD, NORTH 87°22'20" EAST, A DISTANCE OF 316.58 FEET TO THE POINT OF BEGINNING.