

PREPARED BY:
DAVID A. ROSENBERG
KIRKLAND & ELLIS LLP
333 WEST WOLF POINT PLAZA
CHICAGO, IL 60654

WHEN RECORDED MAIL TO:

FIDELITY NATIONAL TITLE CO – NCS DIV
ONE EAST WASHINGTON STREET, SUITE 450
PHOENIX, AZ 85004
ATTN: KELLI VOS
(602) 343-7572

TITLE NO.: 16-24-0147

ESCROW NO.: Z2451085-KJV

MASTER FILE NO. 2451070B

**DO NOT REMOVE THIS COVER SHEET. IT IS NOW PART OF THE RECORDED
DOCUMENT.**

DOCUMENT TO BE RECORDED:

SPECIAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY:

Kirkland & Ellis LLP
333 West Wolf Point Plaza
Chicago, IL 60654

AND UPON RECORDING RETURN TO:

Kirkland & Ellis LLP
333 West Wolf Point Plaza
Chicago, IL 60654

Florida Documentary Stamp

Tax Paid: _____

Tax Parcel Identification Number: 34-3S-17-06908-001; 35-3S-17-07380-001

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and executed as of June 28th, 2024, by **EQUIPMENTSHARE.COM INC**, a Delaware corporation, having an address at 5710 Bull Run Drive, Attn: Legal Department, Columbia, MO 65201, ("**Grantor**"), to **ES LCFL OWNER LLC**, a Delaware limited liability company, whose mailing address is c/o EquipmentShare.com Inc, 5710 Bull Run Drive, Attn: Legal Department, Columbia, MO 65201 ("**Grantee**").

GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by Grantee to Grantor, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells and conveys to Grantee and Grantee's successors and assigns forever, the following described property situated in Columbia County, Florida:

See Exhibit "A" attached to and incorporated in this instrument (the "**Property**").

TOGETHER with all the tenements, easements hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

This conveyance is made free and clear of all liens and encumbrances except for those set forth on Exhibit "B" attached hereto (the "**Permitted Exceptions**").

AND the Grantor hereby covenants with said Grantee that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; that it hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other, subject, however, to the Permitted Exceptions.

GRANTOR has caused these presents to be executed as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

EQUIPMENTSHARE.COM INC,
a Delaware corporation

Destiny Maddox
Witness Name (print): Destiny Maddox
Witness Address: 2108 Bay Brook Dr.
Columbia, Mo. 65201

By: _____ (SEAL)
Name: Jabbar Schlocks
Title: CEO

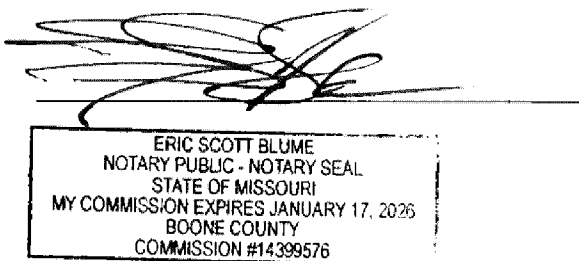
Arny Palmer
Witness Name (print): Arny Palmer
Witness Address: 5008 Sandstone Dr
Columbia, MO
65202

STATE OF MISSOURI)
) SS:
COUNTY OF BOONE)

On the 26 day of JUNE in the year 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Jabbar Schlocks, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she/he executed the same in her/his capacity and that by her/his signature on the instrument, the person, or the entity, in its capacity noted above, upon behalf of which the person acted, executed the instrument.

Signature:

(OFFICIAL SEAL.)



(Signature Page to Special Warranty Deed – Lake City, FL)

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

PART OF SECTIONS 34 AND 35, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND BEING PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1479, PAGES 2743 THROUGH 2746, OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A NAIL AND DISC MARKING THE NE CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND THENCE S.06 DEGREES 29'35" W., ALONG THE LINE COMMON TO SECTIONS 34 AND 35, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, 2599.47 FEET TO A 5/8" IRON ROD, LS 4708, ON THE MONUMENTED NORTH RIGHT-OF-WAY LINE OF U. S. HIGHWAY NO. 90 (STATE ROAD NO. 10), AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LANDS; THENCE S.87 DEGREES 33'34" W., ALONG SAID NORTH RIGHT-OF-WAY LINE, 167.33 FEET TO A CONCRETE MONUMENT, "SRD"; THENCE N.01 DEGREES 55'36" W., 14.99 FEET TO A CONCRETE MONUMENT, "SRD" (BROKEN); THENCE S.88 DEGREES 00'28" W., STILL ALONG SAID NORTH RIGHT-OF-WAY LINE, 40.65 FEET TO A 3/4" IRON PIPE, MARKING THE MONUMENTED SW CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 1479, PAGES 2743 THROUGH 2746, OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE N.05 DEGREES 37'26" E., 94.23 FEET TO A 5/8" IRON ROD, LB 8016; THENCE S.88 DEGREES 00'00" W., 3.84 FEET TO A 5/8" IRON ROD, LB 8016; THENCE N.03 DEGREES 58'26" W., 57.17 FEET TO A CONCRETE MONUMENT ON THE EASTERLY MONUMENTED RIGHT-OF-WAY LINE OF NE COUNTY ROAD NO. 245; THENCE N.35 DEGREES 22'43" E., ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 40.92 FEET TO A CONCRETE MONUMENT; THENCE N.03 DEGREES 44'03" W., STILL ALONG SAID MONUMENTED EAST RIGHT-OF-WAY LINE, 572.12 FEET TO A 5/8" IRON ROD, LS 4708; THENCE EAST, 352.37 FEET TO A 5/8" IRON ROD, LS 4708; THENCE S.01 DEGREES 25'13" E., 755.20 FEET TO A 5/8" IRON ROD, LS 4708, ON THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE OF U. S. HIGHWAY NO. 90; THENCE S.87 DEGREES 33'34" W., 150.79 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2024 and subsequent years, a lien which are not yet due and payable.
2. Unrecorded lease between ES LCFL Owner LLC, a Delaware limited liability company, Lessor and EquipmentShare.com Inc, Lessee, dated June 28, 2024.
3. Matters as set forth on that certain 2021 ALTA/NSPS Land Title Survey prepared by Republic National, under Job No. 240527 and Partner Project Number 24-450172.63, dated June 24, 2024.