

Prepared by and
after recording return to:
Aaron J. Weisman, Esq.
Lithia Motors, Inc.
Attn: Real Estate Department
150 N. Bartlett Street
Medford, OR 97501

Total Consideration: \$10.00

Documentary Stamp Tax Paid: \$0.00

Note to Clerk: This conveyance of unencumbered real property is made for no consideration, and no documentary stamp taxes are therefore due, pursuant to 12B-4.014(2)(a), F.A.C.

Folio No.: 35-3033-003-0010

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and delivered on December 28, 2022, by FLORIDA SS, LLC, a Florida limited liability company, whose address is 150 N. Bartlett Street, Medford, OR 97501, Attention: Real Estate Department ("Grantor"), to FL DORAL-S, LLC, a Florida limited liability company, whose mailing address is 150 N. Bartlett Street, Medford, OR 97501, Attention: Real Estate Department ("Grantee").

Wherever used herein, the terms "Grantor" and "Grantee" shall include all of the parties to this instrument and their respective successors and assigns.

WITNESSETH, that Grantor, for and in consideration of the amount set forth above, hereby grants, bargains, sells, conveys, remises, releases, and transfers unto Grantee, all of Grantor's rights, title, and interest in and to that certain real property situated in Miami-Dade County, Florida, described in *Exhibit A* attached hereto, together with all structures and improvements located thereon and all rights, privileges, easements, tenements, hereditaments, reversions, remainders, and appurtenances thereunto (the "Property").

SUBJECT TO the following (the "Permitted Exceptions"): (i) real estate taxes for 2022 and subsequent years, a lien not yet due and payable; (ii) Restrictions, covenants, conditions, easements and other matters as contained on the Plat of AMENDED PLAT OF DADE CENTRAL SERVICE CENTERS, recorded in Plat Book 106, Page 4, of the Public Records of Miami-Dade County, Florida.; (iii) Declaration of Use Pharmaceutical Store 1 the IU Zones recorded in Official Records Book 19734, Page 4034; and (iv) Grant of Easement for Public Bus Bench and Related Facilities recorded April 1, 2014 in Official Records Book 29090, Page 1593., provided, however, that neither Grantor nor Grantee intend to reimpose, nor shall this conveyance operate to reimpose or extend same by reference thereto.

TO HAVE AND TO HOLD the Property in fee simple forever subject to the Permitted Exceptions.

AND Grantor does hereby covenant with and warrant to the Grantee that at the time of the delivery of this Deed, Grantor is lawfully seized of the Property in fee simple, that Grantor has good right and lawful authority to sell and convey the Property, and the Property is free from all encumbrances, liens, easements, covenants, restrictions and other matters except the Permitted Exceptions, and that subject to and except for the Permitted Exceptions, Grantor will defend the title to the Property against the lawful claims and demands of all persons and entities claiming by, through or under Grantor, but against none other.

[Signatures on Following Page]

[Signature Page to Special Warranty Deed]

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed on the day and year set forth below.

Witnessed by:

GRANTOR:

FLORIDA SS, LLC, a Florida limited liability company

[Signature]
Print name: Chris Bryson

[Signature]
By: Edward Impact
Title: Manager, Assistant Secretary

[Signature]
Print name: Karolina Southard

ACKNOWLEDGMENT

STATE OF OREGON

COUNTY OF JACKSON

The foregoing instrument was acknowledged before me by means of (check one) physical presence or online notarization, this 28 day of December, 2022, by Edward Impact as Manager, Asst Secretary of FLORIDA SS, LLC, a Florida limited liability company, on behalf of the company, who (check one) are personally known to me or produced _____ as identification.

[Notary Seal]

Wendy Lynn Burke
Notary Public

Exhibit:
A - Legal Description

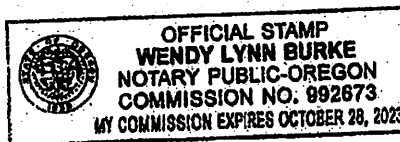


EXHIBIT "A"

LEGAL DESCRIPTION

Tract 1, AMENDED PLAT OF DADE CENTRAL SERVICE CENTERS, according to the Plat thereof as recorded in Plat Book 106, Page 4, of the Public Records of Miami-Dade County, Florida.
