

FIDELITY NATIONAL TITLE OF FLORIDA INC  
5670 W CYPRESS ST STE A  
TAMPA, FL 33607

PREPARED BY:

Akerman LLP  
601 W. Fifth Street, Suite 300  
Los Angeles, CA 90071  
Attention: Sue Zabloudil

AND AFTER RECORDING, RETURN TO:

Michele E. Williams, Esq.  
Schulte Roth & Zabel LLP  
901 Fifteenth Street, NW, Suite 800  
Washington, DC 20005

\$408,211.<sup>B</sup>  
Consideration

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made, executed and delivered this 21 day of November, 2019, between AG PRO REAL ESTATE INVESTMENTS, LLC, a Georgia limited liability company ("Grantor"), whose address is 19595 US Highway 84, P.O. Box 95, Boston, Georgia 31626, and AGNL TRACTOR (FL, GA), L.L.C., a Delaware limited liability company, ("Grantee"), whose address is c/o Angelo, Gordon & Co., L.P., 245 Park Avenue, 24<sup>th</sup> Floor, New York, New York 10167-4157.

**WITNESSETH:**

That Grantor, for and in consideration of the sum of Ten and NO/100 Dollars and other good and valuable consideration, to it in hand paid by Grantee, the receipt and sufficiency whereof are hereby acknowledged, hereby grants, sells and conveys with special warranty to Grantee, its successors and assigns forever, the following described land, situate, lying and being in the County of Levy, State of Florida, to wit (the "Land"):

See Exhibit "A" attached hereto and by this reference made a part hereof,

together with all improvements, rights, alleys, ways, easements, privileges, tenements, hereditaments and appurtenances of Grantor belonging or in any wise appertaining to the Land (collectively, the "Property"), subject to the following permitted exceptions (the "Permitted Exceptions") set forth on Exhibit "B" attached hereto and by this reference made a part hereof.

To have and to hold the Property in fee simple forever.

And Grantor, for itself and its successors and assigns, does hereby warrant the title to said Property, will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

[Signatures on Next Page]

IN WITNESS WHEREOF, the said Grantor has caused this Special Warranty Deed to be executed as of the day and year first above written.

Signed, sealed and delivered "GRANTOR" in the presence of:

AG-PRO REAL ESTATE INVESTMENTS, LLC, a Georgia limited liability company

*[Handwritten Signature]*

Print Name: Tanner Roach

*[Handwritten Signature]*

Print Name: Walter Williams

*[Handwritten Signature]*

By: \_\_\_\_\_  
Name: James M. Groover, Jr.  
Title: President

Unofficial Copy

STATE OF GEORGIA )

) ACKNOWLEDGMENT

COUNTY OF THOMAS )

I, Marie Miller, a Notary Public for the State of Georgia, do hereby certify that this Special Warranty Deed was acknowledged to me by James M. Groover, Jr., as President of AG-PRO REAL ESTATE INVESTMENTS, LLC, a Georgia limited liability company, personally appeared before me on this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 11<sup>th</sup> day of October, 2019.

*Marie Miller*

Signature of Notary Public

My Commission Expires: 4/24/2020

[AFFIX NOTARY SEAL HERE]



**EXHIBIT A**

**Legal Description**

The South 12.5 feet of Lot 3 and all of Lot 4, Block D, U.S. 19 No.1 Addition, according to the plat thereof recorded in Plat Book 2, Page 62, of the Public Records of Levy County, Florida, LESS existing right of way for State Road 500 (US Hwy 19).

Unofficial Copy

**EXHIBIT B**

**(Chiefland, FL)**

1. Taxes and assessments for the year 2020 and subsequent years, which are not yet due and payable.
2. Right-of-Way Easement in favor of Central Florida Electrical Cooperative, Inc., a cooperative corporation, recorded December 18, 1986 in Official Records Book 283, Page 689, of the Public Records of Levy County, Florida.
3. The following matters shown on the Survey dated July 11, 2019:
  - a. Cross access over adjacent lands to the North, South and East without benefit of an easement.
  - b. Encroachment of concrete surfaces over the North, South and East boundary lines.
  - c. Encroachment of 6 foot chain link fence and gate into adjacent land along the South boundary line.
  - d. Encroachment of building into 50 foot front setback.

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