

**EXHIBIT A**

INSTR # 2021082424  
BK 11647 Pgs 1579-1580 PG(s)2  
04/01/2021 01:03:31 PM  
STACY M. BUTTERFIELD,  
CLERK OF COURT POLK COUNTY  
RECORDING FEES 18.50  
DEED DOC 3,150.00

**Prepared by and return to:**

David G. Fisher  
Peterson & Myers, P.A.  
242 W. Central Ave.  
Winter Haven, FL 33880

File Number: **LMHG1H-5**

Property Appraiser's ID #: **272835-000000-023010**

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## **Special Warranty Deed**

**This Deed** is made this 29th day of March, 2021, between L. M. Hollister Groves, Inc., a Florida corporation, whose post office address is PO Box 1112, Winter Haven, FL 33882-1112 ("Grantor"), and Cassidy Holdings, LLC, a Florida limited liability company whose post office address is 346 E. Central Ave., Winter Haven, FL 33880 ("Grantee").  
\*\*Grantor and "Grantee" are used for singular and plural, as context requires.

**Witnesseth:** Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations paid or given to Grantor by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee, and Grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in Polk County, Florida, to-wit:

**The NW 1/4 of the SE 1/4 of Section 35, Township 28 South, Range 27 East, Polk County, Florida, LESS maintained right-of-way, and LESS:**

**Commence at the NE corner of the NW 1/4 of the SE 1/4 of Section 35, Township 28 South, Range 27 East, and thence run West along the North line of said NW 1/4 of the SE 1/4 a distance of 71.5 feet, thence run South a distance of 1285 feet to the South line of said NW 1/4 of the SE 1/4 to a point which is 65.5 feet West of the SE corner of the said NW 1/4 of the SE 1/4, thence run East 65.5 feet and thence run North along the East line of said NW 1/4 of the SE 1/4 a distance of 1284.95 feet to the point of beginning.**

**Subject to: (a) all restrictions, reservations and easements of record, if any, which are not reimposed by this deed; and (b) taxes and assessments for the year 2021 and subsequent years.**

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining; to have and to hold the same in fee simple forever.

Grantor hereby covenants with Grantee that the above described land is free from all liens, mortgages and other encumbrances made by Grantor, except as stated above, and Grantor is lawfully seized of said land in fee simple, and Grantor has the right and lawful authority to sell and convey said land to Grantee. Grantor hereby fully warrants the title to said land for any acts of Grantor and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other, except as set forth above.

**In Witness Whereof,** Grantor has hereunto set Grantor's hand and seal as of the day and year first above written.

***\*\*Signatures on Following Page\*\****

Signed, sealed and delivered in our presence:

David G. Fisher  
Witness #1 - David G. Fisher

*L. M. Hollister Groves, Inc., a Florida corporation*  
By: Steve Hollister  
Steve Hollister, its President

Jennifer Beaudua  
Witness #2 - Jennifer Beaudua

State of Florida  
County of Polk

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29th day of March, 2021 by Steve Hollister, as President of L. M. Hollister Groves, Inc., a Florida corporation, on behalf of said firm. He ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Stamp]

Jennifer Beaudua  
Notary Public, State of Florida  
My Comm. Expires March 02, 2023  
Commission No. GG302767

Jennifer Beaudua  
Notary Public, State of Florida

Printed Name: Jennifer Beaudua

My Commission Expires: March 2, 2023



INSTR # 2023156074  
BK 12751 Pgs 0796-0797 PG(s)2  
07/05/2023 02:39:37 PM  
STACY M. BUTTERFIELD,  
CLERK OF COURT POLK COUNTY  
RECORDING FEES 18.50  
DEED DOC 36,955.80

Prepared by and return to:  
**Mark Mangen**  
Attorney at Law  
STRAUGHN & TURNER, P.A.  
255 Magnolia Ave SW  
Winter Haven, FL 33880-2902  
863-293-1184  
File Number: 11629-0204  
Will Call No.:

[Space Above This Line For Recording Data]

## Special Warranty Deed

**This Special Warranty Deed** made this 30<sup>th</sup> day of June, 2023 between **JOHNSTON PROPERTIES, INC., a Florida corporation** whose post office address is **PO Box 33577, Raleigh, NC 27636**, grantor, and **MCGRADY ROAD INVESTMENT, LLC, a Florida limited liability company** whose post office address is **346 E. Central Avenue, Winter Haven, FL 33880**, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Polk County, Florida**, to-wit:

**Parcel 1:**

The South 331 feet of the NE 1/4 of the NE 1/4 of the NE 1/4 of Section 2, Township 29 South, Range 27 East, Polk County, Florida.

Less and except maintained right of way of Lake Mabel Loop Road.

**Parcel 2:**

SE 1/4 of the NE 1/4 of the NE 1/4, Section 2, Township 29 South, Range 27 East, Polk County, Florida.

Less and except maintained right of way of Lake Mabel Loop Road.

**Parcel 3:**

Begin at a point 6 feet East of the Northeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 35, Township 28 South, Range 27 East, Polk County, Florida, run thence Southeasterly in a straight line 1383.8 feet to a point which is 89.6 feet South and 30 feet East of the Southeast corner of said Northeast 1/4 of Southeast 1/4, run thence Northwesterly in a straight line 719 feet to a point which is 16 feet South and 22 feet West of the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of Southeast 1/4 of said Section, run thence Northerly in a straight line 1346.8 feet to a point which is 42 feet North and 42 feet West of the Northwest corner of the Northeast 1/4 of Northeast 1/4 of Southeast 1/4 of said Section, run thence Southeasterly in a straight line 718 feet to the Point of Beginning.

Less and except maintained right of way of Lake Mabel Loop Road.

Further, less and except maintained right of way of Almburg Road.

**Parcel 4:**

SW 1/4 of Section 36, Township 28 South, Range 27 East, Polk County, Florida.

Less and except maintained right of way of Lake Mabel Loop Road.

Further, less and except maintained right of way of Canal Road.

Parcel Identification Number: 272836-000000-040000; 272835-000000-021010; 272902-000000-011010; AND 272902-000000011040

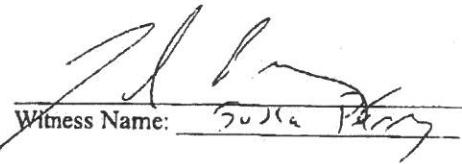
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

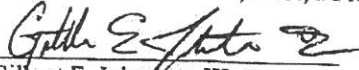
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

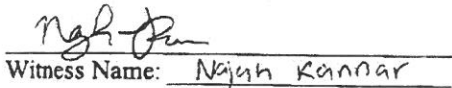
Signed, sealed and delivered in our presence:

  
Witness Name: Julie Perry

JOHNSTON PROPERTIES, INC., a Florida corporation

By:   
Gilbert E. Johnston, III, President

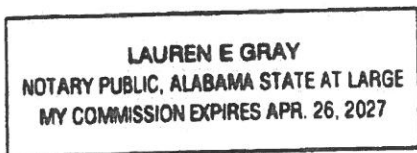
(Corporate Seal)

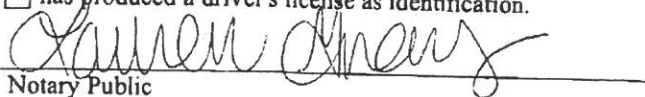
  
Witness Name: Najuh Kannar

State of Florida  
County of Polk

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13 day of June, 2023 by Gilbert E. Johnston, III, President of JOHNSTON PROPERTIES, INC., a Florida corporation, on behalf of the corporation. He ☐ is personally known to me or ☐ has produced a driver's license as identification.

[Notary Seal]



  
Notary Public

Printed Name: Lauren Gray

My Commission Expires: 04/26/27



INSTR # 2007032025  
BK 07171 PGS 1631-1632 PG(s) 2  
RECORDED 02/12/2007 03:36:55 PM  
RICHARD M WEISS, CLERK OF COURT  
POLK COUNTY  
DEED DOC 0.70  
RECORDING FEES 18.50  
RECORDED BY L Withem

RE This document prepared by:  
Thomas B. Putnam, Jr., Esquire  
PETERSON & MYERS, P.A.  
141 5th Street, N.W.  
Post Office Drawer 7608  
Winter Haven, FL 33883-7608

Property Appraiser's Parcel I.D.  
Number: 272901-000000-012000

## WARRANTY DEED

The Grantors, **MARC P. MALPELI**, also known as Mark P. Malpeli, and **JOHN C. WEBB**, in consideration of the sum of Ten Dollars and other valuable considerations received from the Grantee, hereby grant and convey to the Grantee, **BHSL, LLC**, a Florida limited liability company, whose mailing address is 36345 U.S. Highway 27, Haines City, Florida 33844, the real property located in Polk, Florida, described as follows ("Property"):

The SE-1/4 of the NE-1/4 of Section 1, Township 29 South, Range 27 East, Polk County, Florida.

SUBJECT TO easements, covenants and restrictions of record, if any, and real property taxes for the current year.

The Property is vacant land and does not constitute the homestead of either Grantor.

This conveyance is in compliance with State of Florida Department of Revenue Technical Assistance Advisement No. 03B4-008 and is subject only to minimum documentary stamp taxes.

The Grantors covenant that the Property is free of all encumbrances, except as stated above, and good right to convey the Property is vested in the Grantors. The Grantors hereby warrant the title to the Property and will defend the same against the lawful claims of all persons whomsoever.

DATED as of the 1<sup>ST</sup> day of February 2007.

Signed in the presence of:

Deborah K. Cross

Witness:  
Deborah K. Cross

Print or Type Name of Witness

Thomas B. Putnam Jr.

Witness:  
THOMAS B. PUTNAM JR.

Print or Type Name of Witness

Marc P. Malpeli

MARC P. MALPELI

Address of Grantor:

36345 U.S. Highway 27  
Haines City, FL 33844


This document prepared from unverified information. No examination of title was made and no responsibility is assumed for title or description problems.

Thomas B. Putnam Jr.  
Witness:  
Thomas B. Putnam Jr.  
Print or Type Name of Witness  
Jackie S. Hoverkamp  
Witness:  
Jackie S. Hoverkamp  
Print or Type Name of Witness

JOHN C. WEBB  
JOHN C. WEBB  
  
Address of Grantor:  
242 McLean Point Court  
Winter Haven, FL 33884

STATE OF FLORIDA  
COUNTY OF POLK

The foregoing instrument was acknowledged before me this 1<sup>ST</sup> day of February, 2007, by MARC P. MALPELI, who [☒] is personally known to me or [☐] produced \_\_\_\_\_ as identification.

 (SEAL) Thomas B. Putnam, Jr.  
Commission # DD475094  
Expires September 22, 2009  
Bonded Tray Firm - Insurance, Inc. 800-305-7019


Thomas B. Putnam Jr.  
NOTARY PUBLIC  
My Commission Expires:

STATE OF FLORIDA  
COUNTY OF POLK

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of February, 2007, by JOHN C. WEBB, who [☒] is personally known to me or [☐] produced \_\_\_\_\_ as identification.

(SEAL)

Jackie S. Hoverkamp  
NOTARY PUBLIC  
My Commission Expires:

 Jackie S. Hoverkamp  
Commission # DD367891  
Expires November 19, 2008  
Bonded Tray Firm - Insurance, Inc. 800-305-7019

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