

RECORD AND RETURN TO

Richard L. Voigt, Esq.
Waffle House, Inc.
5986 Financial Drive
Norcross, GA 30071

THIS INSTRUMENT PREPARED BY:

Chad A. Shimel
Shimel Law, P.A.
1190 Business Center Drive, Suite 2000
Lake Mary, FL 32746

Property Tax Parcel Identification Number: P-22-28-22-D01-000000-00001.0

SPECIAL WARRANTY DEED

This Indenture, made effective the 6th day of September, 2024, between **PLANT CITY PARTNERS, LLC**, a Florida limited liability company, whose address is 1190 Business Center Drive, Ste. 2000, Lake Mary, Florida 32746 (hereinafter called the "Grantor"), and **WAFFLE HOUSE INC.**, a Georgia corporation, whose corporate address is 5986 Financial Drive, Norcross, Georgia 30071 (hereinafter called the "Grantee").

WITNESSETH

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm onto the Grantee, its successors and assigns forever the following described real property, to wit:

LOT 1, PLANT CITY SOUTH FRONTAGE ROAD COMMERCIAL CENTER, AS RECORDED IN THE PLAT THEREOF, PLAT BOOK 143, PAGES 215 THROUGH 218, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Said Property is being conveyed subject to:

1. All current general and special real property taxes and assessments not yet due and payable and for all years subsequent to 2023.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

And Grantor does hereby covenant that it (i) is lawfully seized of the aforesaid property in fee simple, (ii) has good, right and lawful authority to sell and convey the aforesaid property, and (iii) warrants that it will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but none other.

[Signature Page Follows]

IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand the day and year first above written.

GRANTOR:

PLANT CITY PARTNERS, LLC,
a Florida limited liability company

By: [Signature]
Name: Theodore A. Bolin,
Title: Manager

WITNESS:

[Signature]
Witness 1 Signature
Kelly Thomas
Witness 1 Print Name

Witness 1 Address:
455 S. Carpenter Ave
Orange City, FL 32763

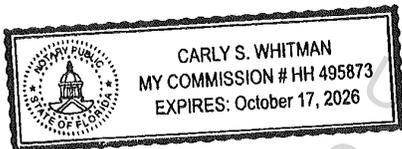
[Signature]
Witness 2 Signature
Michele Asbury
Witness 2 Print Name

Witness 2 Address:
220 Obrien Rd
Fern Park, FL 32730

STATE OF FLORIDA

COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me, in my physical presence or by online notarization this 3rd day of September 2024, by Theodore A. Bolin, as Manager of PLANT CITY PARTNERS, LLC, a Florida limited liability, on behalf of the company.



[Signature]
NOTARY PUBLIC
Print Name: Carly S. Whitman
My Commission Expires: October 17, 2026

Personally Known (OR) Produced Identification
Type of identification produced _____