

This Instrument Prepared by and Return to:
Paul "JJ" Johnson, Jr., Esquire
Fishback Dominick LLP
1947 Lee Road
Winter Park, FL 32789-1834

Parcel ID #07-2221-031-0020

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made the 24th day of October, 2023, by **ABC LIQUORS, INC.**, a Florida corporation, whose address is 8989 South Orange Avenue, Orlando, Florida 32824, hereinafter called the Grantor, to **RK 14025 BISCAYNE LLC**, a Florida limited liability company, whose address is 17100 Collins Avenue, Suite 225, Sunny Isles, Florida 33160, hereinafter called the Grantee.

WITNESSETH:

GRANTOR, for and in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land situate in Miami-Dade County, Florida described on **Exhibit "A"** attached hereto (the "Property").

SUBJECT to (a) real estate taxes and assessments for the year 2023 and all subsequent years not due and payable, (b) restrictions, reservations, conditions, limitations, easements and other matters of record, if any, but this reference shall not operate to re-impose any of the same to the extent not otherwise currently affecting the Property, and free of any mortgage, deed of trust, or other similar lien created by or through Grantor, (c) all laws, rules, regulations, ordinances, restrictions, prohibitions and other requirements imposed by governmental authorities, and (d) matters which would be disclosed by an accurate survey of the Property.

This deed shall contain the following restrictions: (i) the Property shall not be used primarily for beer, wine and package liquor sales for off-premises consumption; and (ii) the use of the name of "ABC Liquors" shall not be used in naming the Property or on any signage at the Property ((i) and (ii) collectively referred to herein as the "Restriction"). The Restriction shall be perpetual and shall run with the land and shall be binding on the Grantee, its successors and assigns, its respective heirs, executors, administrators of the parties hereto. The Restriction shall encumber the Property for a period of five (5) years from the date the Deed is conveyed to Grantee (the "Restriction Period") and shall terminate and become null and void upon the expiration of the Restriction Period.

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

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey the Property, and hereby 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 not other.

Wherever 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.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the date above written.

GRANTOR:

Signed, sealed and delivered
in the presence of:

ABC LIQUORS, INC.,
a Florida corporation

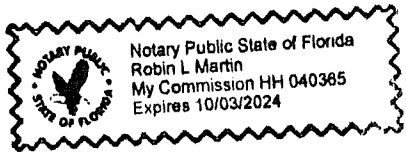
Jennifer L. O'Neill
Witness Signature
JENNIFER L. O'NEILL
Witness Print Name

By: [Signature]
Charles E. Bailes III
Its: President/CEO

Vanessa Moser
Witness Signature
Vanessa Moser
Witness Print Name

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of physical presence this 19th day of October, 2023, by Charles E. Bailes III as President/CEO of ABC Liquors, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me.



Robin L. Martin
NOTARY PUBLIC - State of Florida
My Commission Expires: 10/03/2024

EXHIBIT "A"

A PORTION OF TRACT "A", "ANNA LOUISA KAY SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 149, PAGE 53, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST WESTERLY SOUTHWEST CORNER OF SAID TRACT "A", A POINT ON THE EASTERLY RIGHT-OF-WAY LIMIT OF BISCAYNE BOULEVARD (U.S. HIGHWAY NO. 1) (STATE ROAD NO. 5), A POINT ON THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, THE RADIUS POINT OF WHICH BEARS NORTH 75°48'03" WEST; THENCE NORTHERLY ON SAID EASTERLY RIGHT-OF-WAY LIMIT AND ON THE ARC OF SAID CURVE, WITH A RADIUS OF 5,548.40 FEET, A CENTRAL ANGLE OF 02°03'29", FOR AN ARC DISTANCE OF 199.29 FEET; THENCE SOUTH 79°26'20" EAST 37.84 FEET; THENCE NORTH 88°12'56" EAST 186.42 FEET; THENCE SOUTH 02°41'57" EAST 180.03 FEET TO THE INTERSECTION WITH A SOUTH LINE OF SAID TRACT "A"; THENCE SOUTH 87°18'03" WEST ON SAID SOUTH LINE 277.71 FEET TO THE POINT OF BEGINNING.