

This Instrument Prepared by:  
Kevin C. Lewis, Attorney  
c/o Real Estate Dept.  
539 South Main St.  
Findlay, OH 45840

Return to:  
Barracuda Stations LLC  
1201 Oakfield Dr  
Brandon, FL 33511

Property Address: 10453 S US Highway 1 Port St Lucie, FL  
Property Folio Number: 3414-501-4707-050-7

## SPECIAL WARRANTY DEED

***This Warranty Deed** made effective the 20th day of December, 2019, by Speedway LLC, a Delaware limited liability company, successor by merger to Hess Retail Stores LLC, whose address is 539 South Main Street, Findlay, OH 45840, hereinafter called the Grantor, to Barracuda Stations, LLC, a Florida limited liability company, whose office address is 1201 Oakfield Dr, Brandon, FL, hereinafter called the Grantee:*

(Wherever used herein the term "Grantor" and Grantee" include all the parties to this instrument, singular and plural, the heirs, legal representatives, and assigns of individuals, and the successors and assigns, wherever the context so admits or requires.)

***Witnesseth:** That the said Grantor, for and in consideration of the sum of \$1,100,000 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in St Lucie, County, State of Florida, viz:*

*See Exhibit "A" attached hereto and made a part hereof.*

***Together** with all the elements, 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 it is lawfully seized of said land in fee simple, that it has good right and lawful authority to sell and convey said land, that it hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, and that said land is free of all encumbrances except for real estate taxes for the year 2019 and subsequent years.*

***Title** is being conveyed subject to:*

*(a) Grantee agrees that for a period of twenty (20) years from the date of this conveyance, the premises shall not be used for the sale, marketing, storage or advertising of motor fuels or motor oils, except the trademarked products of MARATHON PETROLEUM COMPANY LP, its successors and assigns,*

*purchased either directly from MARATHON PETROLEUM COMPANY LP, its successors and assigns or from a MARATHON® branded Jobber and that this restriction shall be a covenant running with the land and shall be contained in and made a part of every deed, mortgage, lease or other instrument affecting the title to said premises.*

*(b) Grantee agrees that for a period of twenty (20) years from the date of this conveyance, the premises, if converted to a use other than a MARATHON® retail motor fuel outlet, shall not be used for a convenience store or for the sale, marketing, storage or advertising of tobacco products, and that this restriction shall be a covenant running with the land and shall be contained in and made a part of every deed, mortgage, lease or other instrument affecting the title to said premises.*

*IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first written above.*

Jana R Crosby  
Name: Jana R Crosby  
(print)

Jennifer A Blessing  
Name: Jennifer A. Blessing  
(print)

Speedway LLC ("Grantor")

By: Aaron Strahota  
Name: Aaron Strahota  
Title: Director Business Development



STATE OF OHIO  
COUNTY OF CLARK

*BEFORE ME, a Notary Public in and for said State of Ohio personally appeared the above named Speedway LLC, a Delaware limited liability company, by Aaron Strahota, its Director of Business Development, who acknowledged that he did sign the foregoing instrument and that the same is the free act and deed of said company, and the free act and deed of him personally and as such director.*

NOTARY PUBLIC:

Sign Melinda A. Miller  
Print Melinda A. Miller  
State of Ohio at Large (Seal)  
My Commission Expires: 7/17/2024



MELINDA A MILLER, Notary Public  
In and for the State of Ohio  
My Commission Expires July 17, 2024

## Exhibit A

### PARCEL 1:

A PARCEL OF LAND LYING IN SECTION 12, TOWNSHIP 37 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, SAID POINT BEING THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN O.R. BOOK 363, PAGE 2582, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 27 DEGREES 53 MINUTES 31 SECONDS WEST, 833.50 FEET ALONG THE WEST RIGHT -OF- WAY LINE OF U.S. HIGHWAY NO. 1 TO THE POINT OF BEGINNING; THENCE SOUTH 62 DEGREES 06 MINUTES 29 SECONDS WEST, 250.00 FEET DEPARTING THE WEST RIGHT-OF- WAY LINE OF SAID U.S. HIGHWAY NO. 1; THENCE NORTH 27 DEGREES 53 MINUTES 31 SECONDS WEST, 152.00 FEET; THENCE NORTH 62 DEGREES 06 MINUTES 29 SECONDS EAST, 250.00 FEET TO A POINT OF INTERSECTION WITH THE SAID WEST RIGHT -OF- WAY LINE OF U.S. HIGHWAY NO. 1; THENCE SOUTH 27 DEGREES 53 MINUTES 31 SECONDS EAST, 152.00 FEET ALONG THE SAID WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 TO THE POINT OF BEGINNING.

### PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS GRANTED IN RECIPROCAL EASEMENT AGREEMENT BETWEEN TOWN CENTRE/EASTGATE ASSOCIATES, LTD. AND LANDCOM INC., A FLORIDA LIMITED PARTNERSHIP AND HESS REALTY CORPORATION, A DELAWARE CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 737, PAGE 2926, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.