

Prepared by, Record and Return to:  
John R. Ibach, Esq.  
Burr & Forman LLP  
50 N. Laura Street, Suite 3000  
Jacksonville, Florida 32202

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED made this 15 day of November, 2022, by **OCALA MEADOWS FARMS LTD.**, a Florida limited partnership (the "Grantor"), whose mailing address is c/o 200 E. Palmetto Park Road, Suite 103, Boca Raton, Florida 33432, and **ADENA GC HOLDINGS, LLC**, a Delaware limited liability company (the "Grantee"), whose mailing address is 15 First Commerce Drive, Unit 1, Aurora, Ontario L4G 0G2 (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):

**WITNESSETH:**

That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain real property thereon located in Marion County, State of Florida, the legal description of which is contained in **Exhibit "A"** attached hereto and made a part hereof (the "Property").

**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**, Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and Grantor hereby covenants that Grantor will warrant and defend title to the Property against the lawful claims of all persons claiming by, through, or under Grantor, but against none other, subject to covenants, easements and restrictions of record (the "Permitted Encumbrances"); provided, however, this reference shall not serve to reimpose the same.

[SIGNATURE PAGE – WARRANTY DEED (#6.3)]


IN WITNESS WHEREOF, the Grantor has caused the deed to be executed and delivered the day and year first above written.


Signed, sealed and delivered in  
the presence of these witnesses:

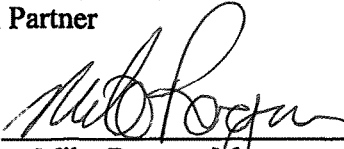
**GRANTOR:**

**OCALA MEADOWS FARMS LTD., a  
Florida limited partnership**

By: Ocala Meadows Land GP LLC, a Florida  
limited liability company  
Its: General Partner

  
Print Name: Jackie Long


  
Print Name: Michelle Dorkin

By:   
Mike Rogers, Manager

TOWN OF AURORA  
PROVINCE OF ONTARIO

The foregoing instrument was acknowledged before me by means of ☒ physical presence or  
☐ online notarization, this 8<sup>th</sup> day of November, 2022, by MIKE ROGERS, as a Manager of  
Ocala Meadows Land GP LLC, a Florida limited liability company, the General Partner of  
**OCALA MEADOWS FARMS LTD., a Florida limited partnership, on behalf of the company  
and partnership. He/She personally appeared before me, is personally known to me, or produced**  
\_\_\_\_\_ as identification.

Laura Elizabeth Proniuk, Notary Public  
Regional Municipality of York, limited to  
the attestation of Instruments and the taking  
of affidavits, for Stronach Consulting Corp.  
d/b/a The Stronach Group, and its subsidiaries,  
associated companies and affiliates.  
Expires August 31, 2024.

Notary:   
Print Name: Laura Proniuk  
Notary Public, Province of Ontario  
My Commission Expires: August 31, 2024

[NOTARIAL SEAL]

**Exhibit "A"**

**Legal Description**

**Parcel 1:**

THE WEST THREE-QUARTERS (W 3/4) OF THE NORTH ONE-HALF (N 1/2) OF THE SOUTH ONE-HALF (S 1/2) AND THE EAST THREE-QUARTERS (E 3/4) OF THE SOUTH ONE-HALF (S 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA.

LESS AND EXCEPT THE NORTH 30 FEET FOR COUNTY ROAD CONVEYED TO MARION COUNTY BY VIRTUE OF RIGHT OF WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 304, PAGE 693,

AND LESS AND EXCEPT STATE ROAD 25 (AKA U.S. HWY NO. 441) RIGHT OF WAY ON THE WEST.

**Parcel 2:**

WEST 3/4 OF NORTHEAST 1/4 OF SOUTHEAST 1/4, OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA.

LESS AND EXCEPT THE NORTH 30 FEET FOR COUNTY ROAD CONVEYED TO MARION COUNTY BY VIRTUE OF RIGHT OF WAY DEED RECORDED IN BOOK OFFICIAL RECORDS 304, PAGE 692.

**Parcel 3:**

COMMENCING 15 CHAINS AND 26 FEET EAST OF THE NORTHWEST CORNER OF THE NE 1/4 OF SE 1/4 OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, THENCE RUNNING EAST TO A POINT THAT IS 2 1/2 CHAINS EAST OF THE EAST LINE OF SAID NE 1/4 OF SE 1/4, THENCE RUNNING SOUTH 20 CHAINS, THENCE WEST TO A POINT SOUTH OF THE POINT OF BEGINNING, THENCE NORTH 20 CHAINS TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE NORTH 30 FEET FOR COUNTY ROAD CONVEYED TO MARION COUNTY BY VIRTUE OF RIGHT OF WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 304, PAGE 691.

**Parcel 4:**

NW 1/4 OF SW 1/4 OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, EXCEPT THE WEST 2 1/2 CHAINS AND EXCEPT THE EAST 814.4 FEET,

AND LESS AND EXCEPT THE NORTH 30 FEET FOR COUNTY ROAD CONVEYED TO MARION COUNTY BY VIRTUE OF RIGHT OF WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 304, PAGE 691.

Parcel 5:

THE EAST 814.40 FEET OF THE NW 1/4 OF SW 1/4 OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA.

LESS AND EXCEPT THE NORTH 30 FEET FOR COUNTY ROAD CONVEYED TO MARION COUNTY BY VIRTUE OF RIGHT OF WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 304, PAGE 690.

Parcel 6:

THE NORTH 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, EXCEPT STATE ROAD 25 (AKA U.S HWY NO. 441) ROAD RIGHT OF WAY ON THE WEST.

Parcel 7:

THE SW 1/4 OF SW 1/4 OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, EXCEPT THE NORTH 1/4 OF THE SW 1/4 OF THE SW 1/4 AND EXCEPT STATE ROAD 25 (AKA U.S HWY NO. 441) ROAD RIGHT OF WAY ON THE WEST.

Parcel 8:

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, SAID PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN 8 INCH OCTAGONAL CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE NORTH 89°53'00"E., ALONG THE NORTH BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 18, 100.00 FEET TO THE EAST RIGHT OF WAY LINE OF US HIGHWAY NO. 441 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE NORTH 89°53'00"E. ALONG SAID NORTH BOUNDARY, 1043.44 FEET TO THE MID-POINT OF SAID NORTH BOUNDARY OF THE NW 1/4; THENCE SOUTH 00°01'56"W., ALONG THE NORTH-SOUTH BISECTOR OF SAID NORTHWEST 1/4, 888.00 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 89°53'00"W. PARALLEL WITH SAID NORTH BOUNDARY OF THE NORTHWEST 1/4, 1043.80 FEET TO A CONCRETE MONUMENT ON THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF US HIGHWAY NO. 441; THENCE NORTH 00°03'19"E., ALONG SAID EAST RIGHT OF WAY LINE, 887.75 FEET; THENCE NORTH 00°00'21"E., ALONG SAID RIGHT OF WAY LINE, 0.26 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

PARCEL NO. 213.1

BORROW PIT NO. 3 AND HAUL ROAD

THAT PART OF: THE NORTH 26 2/3 ACRES OF NW 1/4 OF NW 1/4 OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 22

EAST. DESCRIBED AS FOLLOWS:

COMMENCE ON THE WEST LINE OF SAID SECTION 18, AT A POINT 50 FEET SOUTH OF THE NORTHWEST CORNER THEREOF, THENCE RUN SOUTH 89°51'27" EAST 100 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°51'27" EAST 700 FEET, THENCE RUN SOUTH 00°19'03" WEST 500 FEET, THENCE RUN NORTH 89°51'27" WEST 500 FEET, THENCE NORTH 00°19'03" EAST 450 FEET, THENCE NORTH 89°51'27" WEST 200 FEET, THENCE RUN NORTH 00°19'03" EAST 50 FEET TO POINT OF BEGINNING.

Parcel 9:

NW 1/4 OF SW 1/4 OF SW 1/4 OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA.

Parcel 10:

NORTH 1/2 OF NW 1/4 LYING WEST OF WEST ANTHONY ROAD RIGHT OF WAY IN SECTION 17, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, EXCEPT THE NORTH 130 FEET THEREOF.

Parcel 11:

EAST ONE-HALF (E 1/2) OF THE WEST ONE-HALF (W 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) AND THE EAST THREE-QUARTERS (E 3/4) OF THE NORTH ONE-HALF (N 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4), IN SECTION 18, TOWNSHIP 14 SOUTH, RANGE 22 EAST. MARION COUNTY, FLORIDA.

Parcel 12:

SOUTH 1/2 OF THE NE 1/4 OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA.

Parcel 13:

SW 1/4 OF THE NW 1/4, OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA.

LESS AND EXCEPT COUNTY ROAD NO. 451 AKA WEST ANTHONY ROAD RIGHT-OF-WAY, CONVEYED TO MARION COUNTY BY VIRTUE OF RIGHT OF WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 230, PAGE 657 AND CORRECTED BY CORRECTION DEED RECORDED IN OFFICIAL RECORDS BOOK 313, PAGE 120.

Parcel 14:

THE NORTH 1/2 OF THE SW 1/4 OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 22 EAST, LYING IN MARION COUNTY, FLORIDA, EXCEPT THE SOUTH 455.00 FEET OF THE WEST 1057.00 FEET THEREOF, AND EXCEPT THE WEST 100.00 FEET THEREOF, AND EXCEPT THAT PORTION CONVEYED IN OFFICIAL RECORDS BOOK 2202, PAGE 353.

Parcel 15:

THE NORTH 1/2 OF THE SE 1/4 OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA.

Parcel 16:

NW 1/4 OF THE SW 1/4, OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA.

LESS AND EXCEPT COUNTY ROAD NO. 451 AKA WEST ANTHONY ROAD RIGHT-OF-WAY, CONVEYED TO MARION COUNTY BY VIRTUE OF RIGHT OF WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 230, PAGE 657 AND CORRECTED BY CORRECTION DEED RECORDED IN OFFICIAL RECORDS BOOK 313, PAGE 120.

Parcel 17:

THE SOUTH 1/2 OF THE SW 1/4 OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, EXCEPT COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTH 1/2 OF THE SW 1/4, THENCE NORTH 240.2 FEET,

THENCE EAST 454.6 FEET, THENCE SOUTH 240.2 FEET, THENCE WEST 454.6 FEET TO THE POINT OF BEGINNING,

AND LESS AND EXCEPT 208.71 FEET NORTH AND SOUTH BY 417.42 FEET EAST AND WEST IN THE NORTHWEST CORNER,

AND FURTHER LESS AND EXCEPT STATE ROAD 25 (AKA U.S HWY NO. 441) ROAD RIGHT OF WAY ON THE WEST.

ALSO, LESS AND EXCEPT PROPERTY CONVEYED FROM OCALA MEADOWS FARMS LTD, A FLORIDA LIMITED PARTNERSHIP TO 7-B'S, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS SET FORTH IN THAT QUIT CLAIM DEED DATED JULY 15, 2020, FILED OCTOBER 23, 2020, AND RECORDED IN OFFICIAL RECORDS BOOK 7299, PAGE 321 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

Parcel 18:

SOUTH 1/2 OF SE 1/4 OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, THE EAST 66 FEET THEREOF.

Parcel 19:

THE EAST 3/4 OF NORTH 1/2 OF SECTION 19, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, EXCEPT THE SOUTH 50 FEET CONVEYED TO MARION COUNTY BY VIRTUE OF QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 408, PAGE 621, AND LESS AND EXCEPT THAT PORTION TAKEN IN OFFICIAL RECORDS BOOK 2159, PAGE 1525.

AND LESS AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 5786, PAGE 1963.

Parcel 20:

THE WEST 1/2 OF NW 1/4 OF SECTION 20, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, EXCEPT THE EAST 30 FEET CONVEYED TO MARION COUNTY BY VIRTUE OF RIGHT OF WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 652, PAGE 312, AND EXCEPT THE SOUTH 50 FEET CONVEYED TO MARION COUNTY BY VIRTUE OF QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 518, PAGE 724.

AND LESS AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 5786, PAGE 1963.

Parcel 21:

THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, LYING WEST OF THE WEST ANTHONY ROAD AND SOUTH OF THE FOLLOWING DESCRIBED LINE:

COMMENCE AT THE NORTHWEST CORNER OF THE SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, THENCE SOUTH 0°04'43" WEST ALONG THE WEST LINE OF THE SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 A DISTANCE OF 403.19 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF A FLORIDA POWER CORPORATION TRANSMISSION LINE AND BEING 75.00 FEET AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF SAID RIGHT OF WAY, SAID POINT BEING THE POINT OF BEGINNING OF THE LINE DESCRIBED HEREIN; THENCE SOUTH 89°55'17" EAST, 477.56 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE WEST ANTHONY ROAD, AND BEING 33.00 FEET AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF SAID ROAD, SAID POINT BEING THE POINT OF TERMINUS OF SAID LINE.

Parcel 22:

THE SW 1/4 OF THE SW 1/4 OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 22 EAST, EXCEPT COUNTY ROAD NO. 451 AKA WEST ANTHONY ROAD RIGHT-OF-WAY, CONVEYED TO MARION COUNTY BY VIRTUE OF RIGHT OF WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 230, PAGE 657 AND CORRECTED BY CORRECTION DEED RECORDED IN OFFICIAL RECORDS BOOK 313, PAGE 120.

TOGETHER WITH

THE EAST 66 FEET OF THE SE 1/4 OF SE 1/4 OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA.

Parcel 23:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTH 1/2 OF THE S.W. 1/4 OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA; THENCE NORTH 240.2 FEET; THENCE EAST 454.6 FEET; THENCE SOUTH 240.2 FEET; THENCE WEST 454.6 FEET TO THE POINT OF BEGINNING; EXCEPT THE SOUTH 210 FEET OF THE WEST 420 FEET THEREOF AND EXCEPT ROAD RIGHT OF WAY FOR STATE ROAD 25.