

TRANSFERRED
DATE 6-14-19
SEC. 319.54 2.50
SEC. 319.202 COMPLIED
WITH AMT 1516.372
DREW CANNON
AUDITOR PERRY CO OHIO
BY KJW

Instrument 201900002145 OR Book Page 454-1244

201900002145
Filed for Record in
PERRY COUNTY, OHIO
JACKIE HOOVER, RECORDER
06-14-2019 At 10:01 am.
DEED 44.00
OR Book 454 Page 1244 - 1247

LIMITED WARRANTY DEED

Effective as of June 6, 2019 (the "Effective Date"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, **MILKMART PROPERTY II, LLC**, a Delaware limited liability company, having an address c/o 1370 Avenue of the Americas, 21st Floor, New York, New York 10019, Attention: David M. Ledy ("Grantor"), hereby grants and conveys to **SCF RC FUNDING IV LLC**, a Delaware limited liability company, having an address at 902 Carnegie Center Boulevard, Suite 520, Princeton, New Jersey 08540 ("Grantee"), the real property located in the County of Perry, State of Ohio, legally described as:

See legal description set forth in Exhibit A attached and incorporated by this reference (the "Property").

BEING the same premises which FFCA Capital Holding Corporation, a Delaware corporation, by Special Warranty Deed dated July 27, 2001 and recorded October 2, 2001 in Perry County, Ohio in OR Book 273, Page 1518, granted and conveyed unto Grantor, in fee.

together with all right, title and interest of Grantor in and to all improvements located on the Property; all easements, if any, benefiting the Property; and all rights, benefits, privileges and appurtenances pertaining to the Property.

SUBJECT TO current real property taxes and all unpaid non-delinquent general and special taxes, bonds and assessments; all liens, covenants, conditions, reservations, rights, easements, interests, rights of way, and restrictions of public record; all leases and other occupancy agreements in effect; all zoning ordinances and regulations and any other laws, ordinances or governmental regulations restricting or regulating the use, occupancy or enjoyment of the Property; and all matters visible upon or about the Property or that would be disclosed by an accurate survey of the Property.

TO HAVE AND TO HOLD the Property unto said Grantee and its successors and assigns forever, and Grantor will warrant and defend the title to the Property conveyed hereby unto said Grantee against the lawful claims and demands of all claiming by, through and under Grantor, but no other.

[Signature Page Follows]

0430
Special Warranty Deed
New Lexington, Ohio
4850-0327-5672.1

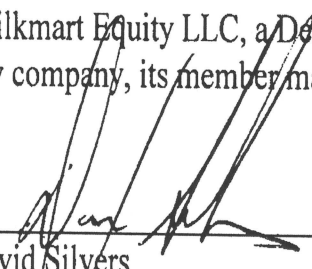
1002 915700 0430

Dated as of the Effective Date.

GRANTOR:

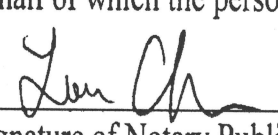
MILKMART PROPERTY II LLC, a Delaware
limited liability company

By: Milkmart Equity LLC, a Delaware limited
liability company, its member manager

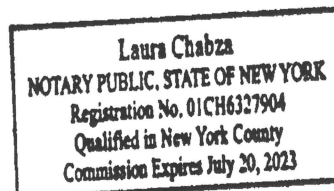
By: 
David Silvers
Vice President

STATE OF NEW YORK)
)
COUNTY OF NEW YORK)

On June 5, 2019, before me personally appeared David Silvers, Vice President of Milkmart Equity LLC, a Delaware limited liability company, the member manager of **MILKMART PROPERTY II LLC**, a Delaware limited liability company, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.



Signature of Notary Public
(Notary Seal)



APPROVED FOR
TRANSFER
BY: WT DATE: 6/14/19
PERRY COUNTY ENGINEER

Instrument Book Page
201900002145 OR 454 1246

EXHIBIT A
LEGAL DESCRIPTION

254 E. Broadway St., New Lexington, OH

Situated in the City of New Lexington, County of Perry, State of Ohio, described as follows:

Being Lot Number Three Hundred Ninety-four (394), Three Hundred Ninety-five (395), Three Hundred Ninety-six (396), Three Hundred Ninety-seven (397), and Three Hundred Ninety-eight (398) in the North Addition to the said City of New Lexington, of record in Plat Book 2, Page 87 (Slot 42-B), Recorder's Office, Perry County, OH. Excepting, However, from said Lot Number Three Hundred Ninety-Eight (398) so much thereof as is now used for public highway.

Parcel Nos.: 270013470000
270013480000
270015430000
270015440000
270015450000

Prior Reference: OR Book 273 Page 1518
Volume 305 Page 411

Street Address: 254 East Broadway Street
New Lexington, OH 43764

PREPARED BY:

Kutak Rock LLP
8601 North Scottsdale Road, Suite 300
Scottsdale, Arizona 85253

WHEN RECORDED MAIL TO:

Kubiak Wolin, LLC
7377 E. Doubletree Ranch Rd., Suite 260
Scottsdale, Arizona 85258
Attn: Sarah Kubiak Wolin

Tax bills shall be sent to:

Mac's Convenience Stores, LLC
315 The Commons
Columbus, Indiana 47201
Attn: Brian Hannasch

201900002145
FIRST AMERICAN TITLE INSURANCE
1660 WEST 2ND STREET
SUITE 700
CLEVELAND OH 44113