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(13)

TRANSFERRED
DATE 3-3-21
SEC. 319.54 50
SEC. 319.202 COMPLIED
WITH AMT 3,168,910
DREW CANNON
AUDITOR PERRY CO OHIO
BY JM

202100000959
Filed for Record in
PERRY COUNTY, OHIO
JACKIE HOOVER, RECORDER
03/03/2021 04:00 PM
DEED
BOOK: 474 PAGE: 1013
PAGES: 5

58.6

Reserved for County

Reserved for Recorder

LIMITED WARRANTY DEED

(5302.07 O.R.C.)

THIRD AND THIRD COMPANY, a West Virginia corporation, whose address is Weberwood Drive, Charleston, WV 25303 (the "Grantor"), for valuable consideration paid, grants, with Limited Warranty Covenants, to **AGREE CENTRAL, LLC, a Delaware limited liability company**, 70 E. Long Lake Road, Bloomfield Hills, Michigan 48304 ("Grantee"), that certain real property legally described on Exhibit A attached hereto and made a part hereof, together with all strips and gores and any land lying in the bed of any highway, street, road, alley or avenue, benefits, privileges, easements, tenements, hereditaments and appurtenances thereon or pertaining thereto, and all the buildings and other improvements situated thereon (the "Property").

DESCRIPTION ATTACHED

Prior Instrument Reference: OR Book 237, Page 790 in Perry County, Ohio records.

Tax Parcel No: PPN 27-000520.0000

This conveyance, and Grantor's covenants, are subject only to the exceptions set forth on Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions").

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;
SIGNATURE APPEARS ON NEXT PAGE]

This Limited Warranty Deed is executed as of this 28th day of January, 2021. to be effective as of February 4, 2021

GRANTOR:

THIRD AND THIRD COMPANY,
a West Virginia corporation

By: Teresa Skaff Abou-Assaly

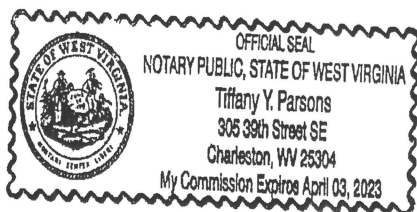
Name: TERESA SKAFF ABOU-ASSALY

Its: President

STATE OF WV)
COUNTY OF Kanawha) SS:

Before Me, a Notary Public in and for said County and State, personally appeared the above named TERESA SKAFF ABOU-ASSALY, as President of THIRD AND THIRD COMPANY, a West Virginia corporation, who acknowledged that she did sign the foregoing instrument and that the same was her free act and deed on behalf of said limited liability company.

In Testimony Whereof, I have hereunto set my hand and official seal at this 28th day of January, 2021.



Tiffany Y. Parsons
NOTARY PUBLIC

This Instrument Prepared By:
Lowell D. Salesin
Honigman LLP
39400 Woodward Avenue, Suite 101
Bloomfield Hills, Michigan 48304

Record & Return to:
Riverside Abstract, LLC
1 Paragon Drive, Suite 150B
Montvale, NJ 07645

RANTL-39008C

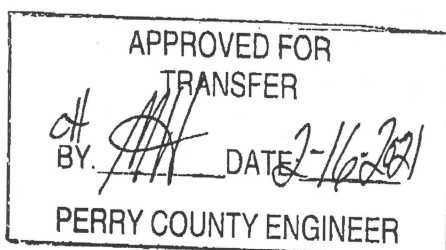


EXHIBIT A

Legal Description

Situated in the State of Ohio, County of Perry, Township of Pike, T-15, R-15, in the City of New Lexington, being a resurvey of the lands of the Third and Third Company, a West Virginia corporation, previously recorded in the Perry County Official Records, Volume 205, Page(s) 248, 254, 256, 258, 263, 265, 267, and 270, and in the Perry County Official Records, Volume 221, Page(s) 828 and 831, and containing Lots 399, 400, 401, 402, 403, 424, 425, 426, and a part of a 16-foot alley of the North Addition to New Lexington, Plat Book 2, Page 87 (Slot 42B), and being more particularly described as follows:

Beginning at an iron pin found at the Southwest Corner of Lot 403 of North Addition Plat Book 2, Page 87 (Slot 42B) of said city;

Thence with the West Line of said Lot, North 00 deg. 59' 12" West, 110.25 feet to a point on the south line of a 16-foot Right-of-way alley, passing an iron pin set at 105.25 feet;

Thence leaving said West line and with the South Right-of-way line of said Alley South 89 deg. 59' 49" East 119.00 feet to a point on the North Line of Lot 401, passing an iron pin set at 103.00 and on the Northeast corner of Lot 402;

Thence leaving said south Right-of-way line North 00 deg. 00' 11" East, 126.00 feet to a PK nail set on the North Line on Lot 424;

Thence with the south Right-of-way line of Lincoln Street 60-foot right-of-way South 89 deg. 59' 49" East, 134.00 feet to a PK nail set on the Northeast corner of Lot 426;

Thence with the West right-of-way line of Carroll Street 50.00-foot right-of-way South 00 deg. 00' 11" West, 236.23 feet to a PK nail set at the southeast corner of Lot 399 and the intersection of the North right-of-way of Broadway and the West right-of-way of Carroll Street;

Thence with the North right-of-way line of Broadway North 89 deg. 59' 49" West, 251.10 feet to the place of beginning.

Bearings in the above described are based on the North line of Lot 401, as shown in North Addition, Plat Book 2, Page 87, bearing North 89 deg. 59' 49" West. Subject to a 16-foot alley, Carroll Street and Broadway.

Said property now described as:

SITUATED IN THE STATE OF OHIO, COUNTY OF PERRY, TOWNSHIP OF PIKE, T-15, R-15, IN THE CITY OF NEW LEXINGTON, BEING A RESURVEY OF THE LANDS OF THE THIRD AND THIRD COMPANY, A WEST VIRGINIA CORPORATION, PREVIOUSLY RECORDED IN THE PERRY COUNTY OFFICIAL RECORDS, VOLUME 205, PAGE(S) 248, 254, 256, 258, 263, 265, 267, AND 270, AND IN THE PERRY COUNTY OFFICIAL RECORDS, VOLUME 221, PAGE(S) 828 AND 831, AND CONTAINING LOTS 399, 400, 401, 402, 403, 424, 425, 426, AND A PART OF A 16-FOOT ALLEY OF THE NORTH ADDITION TO NEW LEXINGTON, PLAT BOOK 2, PAGE 87 (SLOT 42B), AND

BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING METES AND BOUNDS DESCRIPTION:

BEGINNING AT FOUND 5/8" REBAR WITH CAP MARKED "CLS 7224" MARKING THE SOUTHWEST CORNER OF LOT 403 OF NORTH ADDITION PLAT BOOK 2, PAGE 87 (SLOT 42B) OF SAID CITY, BEING SITUATED ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST BROADWAY STREET (AN 80' PUBLIC RIGHT-OF-WAY), THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE N02°39'23"E ALONG THE WEST LINE OF SAID LOT 403 FOR A DISTANCE OF 105.30' TO A FOUND 5/8" REBAR WITH CAP MARKED "CLS 7224" AND CONTINUING FOR A TOTAL DISTANCE OF 110.25';

THENCE DEPARTING SAID LOT LINE S86°22'28"E ALONG THE NORTH LINE OF SAID LOTS 403, 402, & 401 FOR A DISTANCE OF 120.14' TO A SET P/K NAIL SET IN THE NORTH LINE OF SAID LOT 401;

THENCE DEPARTING SAID NORTH LOT LINE N03°05'25"E FOR A DISTANCE OF 125.97' TO A SET P/K NAIL SITUATED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST LINCOLN STREET (A 40' PUBLIC RIGHT-OF-WAY);

THENCE S85°57'51"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 134.11' TO A FOUND 3/4" REBAR SITUATED AT THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE WITH THE WESTERLY RIGHT-OF-WAY LINE OF CARROLL STREET (A 50' PUBLIC RIGHT-OF-WAY);

THENCE S03°40'39"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 236.20' TO A SET P/K NAIL SITUATED ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID EAST BROADWAY STREET;

THENCE N86°09'08"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 251.00' TO THE POINT OF BEGINNING.

CONTAINING 44,645 SQUARE FEET, OR 1.0249 ACRES MORE OR LESS.

Tax parcel numbers: PPN 27-000520.0000

Also commonly known as: 251 East Broadway Street, New Lexington, Ohio

EXHIBIT B

Permitted Exceptions

1. Boundaries as shown on plat filed for record August 19, 1872, in Plat Slot 42B, of the Perry County, Ohio Records.
2. Rights of Ohio CVS Stores, L.L.C., an Ohio limited liability company, as successor in interest to Revco Discount Drug Centers, Inc., pursuant to that certain unrecorded Lease Agreement dated March 16, 1998, as amended, as tenant only, with no rights of first refusal or options to purchase.
3. Real estate taxes for the year 2020 and subsequent years, a lien not yet due and payable.
4. Any matters that would be shown on an accurate ALTA/NSPS Land Title Survey of the Property.