

TRANSFERRED
Dec 20, 2024
section 319.54
section 319.202 COMPLIED
Transfer #689
Transfer Fee \$0.50
Consideration Amt \$787567.00
Conveyance Fee \$3150.27
Derek Householder
AUDITOR PERRY CO OHIO
By: KW

202400004695
Filed for Record in
PERRY COUNTY, OHIO
JACKIE HOOVER, RECORDER
12/20/2024 08:57 AM
DEED 58.00
BOOK: 516 PAGE: 1282
PAGES: 5

[Space Reserved For Recorder]

LIMITED WARRANTY DEED

AFN ABSPROP001, LLC, a Delaware limited liability company, for valuable consideration paid, grants, with limited warranty covenants, **PIZZA TOWN HOLDCO LLC, a Delaware limited liability company**, whose tax mailing address is 200 S. Biscayne Boulevard, 7th Floor, Miami, Florida 33131, the real estate described on the attached Exhibit A (the "Property").

There are excepted from the limited warranty covenants and the Real Estate is conveyed subject to the Permitted Exceptions set forth on Exhibit B attached hereto and made a part hereof.

Auditor's Parcel Number: 270001400000
Property Address: 512 Carroll Street, New Lexington, OH 43764
Prior Instrument Reference(s): Official Record Book 455, Page 43, Perry County, Ohio Records

Grantor has effectively executed this Deed as of the 18th day of December, 2024.

[Remainder of Page Intentionally Left Blank]

AFN ABSPROP001, LLC,
a Delaware limited liability company

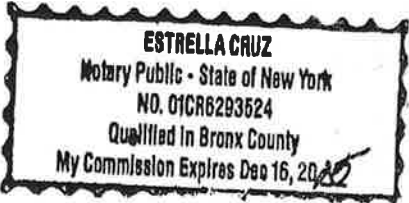
By: [Signature]
Name: Jesse C. Galloway
Title: Authorized Signatory

STATE OF NEW YORK)
) SS:
COUNTY OF NEW YORK)

The foregoing instrument was acknowledged before me on December 3, 2024, by Jesse C. Galloway, the Authorized Signatory of AFN ABSPROP001, LLC, a Delaware limited liability company, on behalf of the company.

[Signature]
Notary Public
Print Name: Estrella Cruz
My commission expires: Dec 2025

(Seal)



This instrument prepared by:

Jonathan M. Perry, Esq.
Greenberg Traurig, P.A.
450 S. Orange Avenue, Suite 650
Orlando, FL 32801

New Lexington, OH

**APPROVED FOR
TRANSFER
By: MH Date: Dec 19, 2024
Perry County Engineer**

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

The land referred to herein below is situated in the County of Perry, State of Ohio and is described as follows:

TRACT ONE:

Being in the City of New Lexington and a part of the Southeast Quarter of Section 4, Township 15 North, Range 15 West, Pike Township, Perry County, Ohio and the lands of Lawrence and Barbara Nash, Volume 252, Page 791 and OR 50, Page 699 and being more particularly described as follows:

Beginning, for reference, at a stone at the Southwest corner of the Southeast Quarter of Section 4;

Thence North 55° 22' 19" East 60.748 feet to an iron pin set;

Thence North 00° 01' 21" West 55.000 feet to an iron pin and the principal place of beginning of the tract herein to be described;

Thence North, 00° 01' 21" West 112.00 feet along the East line of 50.00 feet wide Carroll Street, Carroll's Addition, Plat Book 2, Page 87, to an iron pin set;

Thence North 89° 59' 39" East 173.629 feet along the South line of 60.000 feet wide North Mill Street, North Addition, Plat Book 2, Page 57 to an iron pin set;

Thence South 00° 01' 21" East 66.958 feet along the lands of Chester and Alveda Van Horn, Volume 210, Page 107, to an iron pin set;

Thence North 89° 58' 39" East 50.000 feet to an iron pin set;

Thence South 00° 47' 18" East 45.000 feet along the lands of Alveda Cannon, Volume 171, Page 106, to an iron pin set, passing an iron pin found at 43.640 feet;

Thence South 89° 58' 44" West 224.231 feet along the lands of Kathleen Lacey, Volume 253, Page 846, to the place of beginning. The tract as surveyed contains 21,706 sq. ft. or 0.498 acres, more or less, subject to all highways and easements of record.

Bearings in the above description are based on the West line of the Southeast Quarter of Section 4 bearing North 00° 01' 21" West.

Iron pins set are 5/8 inch rebar, 30 inches long, with plastic identification on caps set flush with the ground.

TRACT TWO:

Being in the City of New Lexington and a part of the Southeast Quarter of Section 4, Township 15 North, Range 15 West, Pike Township, Perry County, Ohio and the lands of Kathleen Lacey, Volume 253, Page 845 and being more particularly described as follows:

Beginning, for reference, at a stone at the Southwest corner of the Southeast Quarter of Section 4; thence North $55^{\circ} 22' 19''$ East 60.748 feet to an iron pin set and the principal place of beginning of the tract herein described;

Thence North $00^{\circ} 01' 21''$ West 55.000 feet along the East side of 50.000 feet wide Carroll Street, Carroll's Addition, Plat Book 2, Page 87, to an iron pin set;

Thence North $89^{\circ} 58' 44''$ East 224.231 feet along the lands of Lawrence and Barbara Nash, Volume 252, Page 791 and OR 50, Page 699, to an iron pin set;

Thence South $00^{\circ} 47' 18''$ East 55.000 feet along the lands of Alveda Cannon, Volume 171, Page 106, to an iron pin set;

Thence South $89^{\circ} 58' 39''$ West 224.966 feet along the land of the Board of Perry County Commissioners, Volume 229, Page 793, to the place of beginning. The tract as surveyed contains 12,352 sq. ft. or 0.284 acres, more or less, subject to all highways and easements of record.

Bearings in the above description are based on the West line of the Southeast Quarter of Section 4 bearing North $00^{\circ} 01' 21''$ West.

Iron pins set are 5/8 inch rebar, 30 inches long, with plastic identification caps set flush with the ground.

Parcel No. 270001400000

T.Chris Wilson
Ohio Reg. Surveyor No. 6465
Date: September 17, 1991

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments, if any, for tax year 2024 and subsequent years are a lien, but not yet due and payable.
2. Terms, provisions and conditions contained in the Memorandum of Lease by and between ARG PHNLXOH001, LLC, landlord, and ADT Ohio LLC, a Delaware limited liability company, tenant, recorded November 5, 2018 as Official Record Book 449, Page 257, of the Perry County, Ohio Records.
3. Easement granted to Ohio Power Company, as more fully set forth in the document recorded as Official Record Book 205, Page 175, of the Perry County, Ohio Records.