+ 35.50
5 names
1.00

2

RETURN TO:
FIDELITY NATIONAL TITLE GROUP
ATTN: JENNIE CLAYTON
5690 West Cypress Street, Suite A
Tampa, FL 33607
NAPS / FNT File No NT12-3379

Prepared by and when recorded return to:

Fidelity National Title - NTS DIV
Attn.: Kelli J. Vos
One East Washington Street Suite 450
Phoenix, AZ. 85004
602-343-7572

Escrow No. Z1211100

DO NOT REMOVE THIS COVER SHEET. IT IS NOW PART OF THE RECORDED DOCUMENT.

DOCUMENT TO BE RECORDED:

SPECIAL WARRANTY DEED

4

This instrument was prepared by:

Jenette S. O'Brien, Esq.
Realty Income Corporation
600 La Terraza Boulevard
Escondido, CA 92025

After Recording return to:

Kelli Vos
Fidelity National Title Insurance
One East Washington St., Suite 450
Phoenix, AZ 85004

TAX PARCEL ID. NO.:484136-06-0017

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed"), made and executed as of the 6 day of ~~July~~ August, 2012, by O CHK, INC., a Delaware corporation f/k/a Boston Market Real Estate Company, whose address is 600 La Terraza Boulevard, Escondido, CA 92025 (hereinafter referred to as the "Grantor") to M. DAVID YODER, AS TRUSTEE OF THE SURVIVOR'S TRUST CREATED UNDER THE M. DAVID AND EVANGELENE YODER TRUST, whose address is 33102 Jan Circle, Menifee, CA 92584, a sixty percent (60%) interest and to YODER INVESTMENTS, a California partnership, whose address is P.O. Box 295, Sun City, CA 92586, a forty percent (40%) interest (collectively hereinafter referred to as the "Grantee");

W I T N E S S E T H:

That the Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00) and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the Grantee that certain piece, parcel or tract of land situated in Broward County, Florida, more particularly described on Exhibit A attached hereto (hereinafter referred to as the "Property");

TOGETHER WITH all the tenements, hereditaments, easements and appurtenances, including riparian rights, if any, thereto belonging or in anywise appertaining;

TO HAVE AND TO HOLD the Property in fee simple forever.

AND the Grantor does hereby covenant with and warrant to the Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; and that the Grantor fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

THE conveyance made herein, however, is expressly made SUBJECT TO those matters described on Exhibit B attached hereto and made a part hereof by this reference for all purposes.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in manner and form sufficient to bind it as of the day and year first above written.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in manner and form sufficient to bind it as of the day and year first above written.

Signed, sealed and delivered in the presence of: Name: Jenette O'Brien Name: Buzawa	O CHK, INC., a Delaware corporation f/k/a Boston Market Real Estate Company By: _____ Name: Richard G. Collins Title: Executive Vice President, Portfolio Management Address: 600 La Terraza Blvd., Escondido, CA 92025

CALIFORNIA ALL-PURPOSE
CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF CALIFORNIA §
§ SS.
COUNTY OF SAN DIEGO §

On July 30, 2012, before me, Noela C. Anderson, Notary Public, personally appeared Richard G. Collins, who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

NOELA C. ANDERSON
Commission # 1948149
Notary Public - California
San Diego County
My Comm. Expires Aug 14, 2015

Notary Seal

EXHIBIT "A"

LEGAL DESCRIPTION OF REAL PROPERTY

LOCATION: BOSTON MARKET #357
5681 W. ATLANTIC BLVD.
MARGATE, FL 33063

PARCEL 1:

A portion of Section 36, Township 48 South, Range 41 East, being a portion of the Shopping Center Tract as shown on the Plat of MARGATE REALTY NO. 1, as recorded in Plat Book 42, Page 42, of the Public Records of Broward County, Florida, being more particularly described as follows:

From the East 1/4 corner of said Section 36, run North 88 °44'58" West, along the South line of the South 1/2 of the Northeast 1/4 of said Section 36 for a distance of 746.68 feet; thence run North 0 °36'05" West for a distance of 53.03 feet to the Point of Beginning of the following described parcel; thence continue North 0 °36'05" West, along the last described course for a distance of 170.00 feet; thence run North 88 °44'58" West for a distance of 130.00 feet; thence run North 0 °36'05" West for a distance of 5.00 feet; thence run North 88 °44'58" West for a distance of 25.00 feet; thence run South 0 °36'05" East for a distance of 175.00 feet; thence run South 88 °44'58" East along the Northerly right-of-way line of West Atlantic Boulevard for a distance of 155.00 feet to the Point of Beginning.

PARCEL 2:

1. Non-exclusive easement rights for ingress, egress and parking as contained in the Cross Parking Agreement dated July 20, 1977, filed September 30, 1977, in O.R. Book 7226, Page 316, as affected by O.R. Book 31710, Page 1653, Broward County, Florida Records.