Karen Y Johnson Davidson County
Batch# 148053 DEEDWARRSP
10/02/2018 03:09:30 PM 6 pgs
Fees: $33.00 Taxes: $28,120.00
20181002-0097823

SPECIAL WARRANTY DEED

This instrument prepared by:

Steven M. Oran, Esq.
SL 5207 Linbar Drive LLC
195 Morristown Road
Basking Ridge, New Jersey 07920

Return Recorded Document to:

Elizabeth S. Runde
First American Title Insurance Company
121 South 8th Street, Suite 1250
Minneapolis, Minnesota 55402

Name and Address of Property Owner:

HRC LINBAR LLC
c/o Haleakala Ranch Company
529 Kealaloa Avenue
Makawao, Hawaii 96768

Send Tax Bills To:

HRC LINBAR LLC
c/o Haleakala Ranch Company
529 Kealaloa Avenue
Makawao, Hawaii 96768

Map Parcel Number: Map 148 Parcel 292

SPECIAL WARRANTY DEED

THAT as of this 1st day of October, 2018, SL 5207 LINBAR DRIVE LLC, a Delaware limited liability company ("*Grantor*"), whose address is 195 Morristown Road, Basking Ridge, New Jersey 07920, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED and does hereby GRANT, BARGAIN, SELL and CONVEY unto HRC LINBAR LLC, a Delaware limited liability company ("*Grantee*"), whose address is 529 Kealaloa Avenue, Makawao, Hawaii 96768, that certain tract of land situated in Davidson County, Tennessee, as more fully described on Exhibit "A" attached hereto and made a part hereof for all purposes, together with (a) all improvements located thereon, (b) all rights, benefits, privileges, easements, tenements, hereditaments and appurtenances there unto belonging or in any wise, pertaining thereto, and (c) all of Grantor's right, title and interest in and to adjacent strips, gores, streets, roads, alleys and rights-of-way, (said land, improvements, rights, benefits, privileges, easements, tenements, hereditaments, appurtenances and interests being hereinafter referred to as the "*Property*").

This conveyance is made and accepted subject to all matters set out herein above and in Exhibit "B" attached hereto and incorporated herein by reference ("*Permitted Exceptions*") but only to the extent the Permitted Exceptions are valid, existing and affect the Property.

TO HAVE AND TO HOLD the Property, together with all rights and appurtenances pertaining thereto, unto Grantee and Grantee's successors and assigns forever, and Grantor does hereby bind itself and its successors and assigns to WARRANT and FOREVER DEFEND, all and singular, subject to the Permitted Exceptions, the Property unto Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

[*Signature Page Follows*]

When Recorded Return To: ER
First American Title Insurance Company
National Commercial Services
121 S. 8th Street, Suite 1250
Minneapolis, MN 55402
File No: NCS 921743

DATED effective as of the date first set forth above.

SL 5207 LINBAR DRIVE LLC
a Delaware limited liability company

By:_____
Kenneth Silverman
Manager

STATE OF NEW JERSEY)

) ss.

COUNTY OF SOMERSET)

BEFORE ME, the undersigned authority, on this day personally appeared Kenneth Silverman, Manager of SL 5207 Linbar Drive LLC, a Delaware limited liability company, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated as the act and deed of said limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 27th day of September, 2018.

_____
Notary Public in and for said County and State

NANCY LOUISE ZAKOLSKI
NOTARY PUBLIC OF NEW JERSEY
ID # 2453598
My Commission Expires 9/21/2020

The undersigned affiant hereby swears or affirms that the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $7,600,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

HRC LINBAR LLC,
a Delaware limited liability company

By: Haleakala Ranch Company
Its: Manager and Sole Member

By: _____
Name: John Kreag
Title: Vice President/CFO

STATE OF HAWAII)
) SS:
COUNTY OF MAUI)

On this 21st day of September, 2018, before me personally appeared **JOHN KREAG**, to me personally known, who, being by me duly sworn or affirmed, did say that such person executed the foregoing instrument as the free act and deed of such person, and if applicable in the capacity shown, having been duly authorized to execute such instrument in such capacity.

SHARON UMENO NOTARY PUBLIC 91-352 STATE OF HAWAII

(Official Stamp or Seal)

_____
Notary Public, State of Hawaii
Printed Name: Sharon Umeno
My commission expires: 5/5/2021

NOTARY CERTIFICATION STATEMENT

Document Identification or Description: Special Warranty Deed

☐ Doc. Date: _____ or ☑ Undated at time of notarization.

No. of Pages: 5 Jurisdiction: Second Circuit
(in which notarial act is performed)

_____ September 21, 2018
Signature of Notary Date of Notarization and Certification Statement

SHARON UMENO NOTARY PUBLIC 91-352 STATE OF HAWAII

Sharon Umeno (Official Stamp or Seal)
Printed Name of Notary

EXHIBIT A

LEGAL DESCRIPTION

LAND in Davison County, Tennessee, being Lot No. 2 on the Resubdivision of Lot 1, HAYWOOD OAKS, as shown on plat of record in Plat Instrument No. 20060728-0091758, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to SL 5207 LINBAR DRIVE LLC, a Delaware limited liability company by Special Warranty Deed of record in Instrument No. 20171229-0132469, in the Register's Office of Davison County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. All matters shown on plat of record in Instrument No. 200607280091758, in the Register's Office of Davidson County, Tennessee.

2. Storm Water Detention Agreement of record in Book 7385, page 501, in the Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7447, page 501, in the Register's Office for Davidson County, Tennessee.

4. Declaration of Storm Sewer and Drainage Easement of record in Book 7833, page 492, in the Register's Office for Davidson County, Tennessee.

5. Stormwater Detention Agreement of record in Book 8149, page 159, in the Register's Office for Davidson County, Tennessee.

6. Declaration of Covenants, Conditions and Restrictions for Haywood Oaks Business Park of record in Instrument No. 200606300078768, as affected by Assignment of Declarant's Rights Under Declaration of Covenants, Conditions and Restrictions for Haywood Oaks Business Park of record in Instrument No 201412170115497, in the Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Elizabeth Runde, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Elizabeth Runde
Signature

State of Minnesota

County of Hennepin

Personally appeared before me, [~~Name of Notary~~] Katherine E Stenson, a notary public for this county and state, [~~name of person making certification~~] Elizabeth Runde who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kathy
Notary's Signature

My Commission Expires: 1-31-22
Notary' Seal (if on paper)

KATHERINE LYNN ESTENSON
Notary Public
State of Minnesota
My Commission Expires
January 31, 2022