

THIS INSTRUMENT PREPARED BY:

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NELSON MULLINS BROAD AND CASSEL
390 North Orange Avenue, Suite 1400
Orlando, Florida 32801

a portion of TAX PARCEL ID. NO: 23-35-03-NN-E

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and executed as of July 9, 2019, by **MERRITT PRECISION TECHNOLOGIES, INC.**, a Florida corporation (hereinafter referred to as the "Grantor"), whose address is 3425 N. Courtney Parkway, Merritt Island, Florida 32953-8315, in favor of **WATERSHED REAL ESTATE, LLC**, a Florida limited liability company (hereinafter referred to as the "Grantee") whose address is 14700 Aerospace Parkway, Orlando, Florida 32832.

WITNESSETH: THAT Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, alienate, remise, release, and transfer unto Grantee, all of that certain land lying and being in the County of Brevard, State of Florida, to-wit:

See Exhibit "A" attached hereto and made a part hereof by reference (hereinafter referred to as the "Property").

TOGETHER WITH all the easements, tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.

SUBJECT TO (a) taxes and assessments for the year 2019, which are not yet due and payable, and (b) those matters referenced in Exhibit "B" attached hereto and made a part hereof (the "Permitted Exceptions), which reference shall not operate to reimpose any of the same.

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

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

[Remainder of Page Intentionally Blank.]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be duly executed as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Cait Wheeler
Print Name: Caitlin Wheeler

Karen Debus
Print Name: Karen Debus

**MERRITT PRECISION TECHNOLOGIES,
INC.,** a Florida corporation

By: Douglas A. Keehn
Print Name: DOUGLAS A. KEEHN
Title: VICE PRESIDENT

STATE OF FLORIDA
COUNTY OF Brevard

The foregoing instrument was acknowledged before me this 9 day of July, 2019, by Douglas A. Keehn, as Vice President of Merritt Precision Technologies, Inc., a Florida corporation, on behalf of the corporation. He/She [] is personally known to me, or [X] produced Driver's License as identification.



Cait Wheeler
Notary Public, State of Florida
Print Name: _____
Commission No.: _____
My Commission Expires: _____

{Affix Notary Seal}

Exhibit "A"
LEGAL DESCRIPTION OF PROPERTY

A PARCEL OF LAND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6894, PAGE 1314, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND BEING A PORTION OF TRACT "E", ENTERPRISE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 32, PAGE 74 OF SAID PUBLIC RECORDS AND BEING LOCATED WITHIN SECTION 3, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8159, PAGE 219, SAID POINT ALSO BEING A POINT ON THE SOUTH RIGHT OF WAY LINE OF ARMSTRONG DRIVE, A 120.00 FOOT WIDE RIGHT OF WAY ACCORDING TO SAID PLAT OF ENTERPRISE PARK, SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1150.33 FEET, A CENTRAL ANGLE OF 0°03'05" AND WHOSE LONG CHORD BEARS NORTH 83°40'54" WEST; THENCE ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 61.26 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, RUN SOUTH 05°17'33" EAST ALONG A LINE 60.00 FEET WEST OF AND PARALLEL TO THE WEST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8169, PAGE 219 FOR A DISTANCE OF 727.45 FEET; THENCE SOUTH 84°42'27" WEST FOR A DISTANCE OF 290.21 FEET; THENCE NORTH 05°17'33" WEST FOR A DISTANCE OF 406.06 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5814, PAGE 6089; THENCE NORTH 04°28'56" WEST ALONG THE EAST OF THE AFORESAID DESCRIBED LANDS FOR A DISTANCE OF 345.96 FEET TO A POINT, ON SAID SOUTH RIGHT OF WAY LINE, SAID POINT ALSO BEING THE POINT OF A CURVATURE OF A NON-TANGENTIAL CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 419.17 FEET, A CENTRAL ANGLE OF 29°48'08" AND WHOSE LONG CHORD BEARS NORTH 86°32'36" EAST; THENCE ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 218.03 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1150.33 FEET, A CENTRAL ANGLE 03°36'01" AND WHOSE LONG CHORD BEARS SOUTH 80°21'21" EAST; THENCE ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 72.29 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B" TO DEED
PERMITTED EXCEPTIONS

All recorded in the public records of Brevard County, Florida:

1. Restrictive Covenants Gateway Center Industrial Park recorded in Official Records Book 2460, Page 2995; as affected by Amendment to Restrictive Covenants Gateway Center Industrial Park recorded in Official Records Book 2508, Page 2917; Modifications of Restrictive Covenants for the Area Platted as Enterprise Park and also known as Gateway Industrial Park and now known as Spaceport Commerce Park recorded in Official Records Book 6395, Page 2380.
2. Conditions and Easements as set forth on the plat of Enterprise Park recorded in Plat Book 32, Page 74.
3. Utility and Drainage Easement contained in that instrument recorded in Official Records Book 3053, Page 3719.
4. Restrictions set forth in the County Deed recorded in Official Records Book 8479, Page 2082 on July 3, 2019.