

**Prepared by and when recorded return to:**

**Fidelity National Title - NCS DIV**

**Attn.: Kelli Vos**

**One East Washington Street Suite 450**

**Phoenix, AZ. 85004**

**602-343-7572**

**Escrow No. : Z1826889-KJV**

**Master No.: Z1826881-KJV**

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GL1800078

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

**DOCUMENT TO RECORD**

**LIMITED WARRANTY DEED**

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES

JUL 11 2018


MERCER COUNTY  
TAX MAP DEPARTMENT

**TRANSFERRED**

JUL 11 2018

RANDALL E. GRAPNER  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

Exemption paragraph, conveyance Fee **\$4332.30**  
The Grantor and Grantee of this deed have  
complied with the provisions of R.C. Sec 319,  
202 Randall E. Grapner Mercer County Auditor.

  
Deputy Auditor Date 7/11/18

LIMITED WARRANTY DEED

GLL1800078

Fort Recovery DOHP, LLC, an Ohio limited liability company ("**Grantor**"), whose address is 9010 Overlook Blvd., Brentwood, TN 37027, does hereby grant, bargain, sell and convey for valuable consideration received to Grantor's full satisfaction with limited warranty covenants unto MDC Coast 2, LLC, a Delaware limited liability company ("**Grantee**"), whose tax mailing address is 11995 El Camino Real, San Diego, CA 92130, that certain real property located in the City of Fort Recovery, Mercer County, Ohio, as legally described on Exhibit A hereto, together with all tenements, hereditaments, appurtenances and improvements (collectively, the "**Property**");

SUBJECT TO current taxes and assessments, reservations in patents, all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations, liabilities and other matters as may appear of record, the rights of parties in possession under unrecorded leases, and all matters which an accurate survey of the Property or a physical inspection of the Property would disclose.

Prior Instrument Reference: General Warranty Deed dated December 15, 2015 and recorded December 21, 2015 as Instrument No. 201500006035 in the Office of the Recorder of Mercer County, Ohio.

AND Grantor covenants with the Grantee, its heirs, assigns, and successors, that the Property is free from all monetary liens made by Grantor, and that Grantor does warrant and will defend the same to the Grantee and its heirs, assigns, and successors, forever, against all acts of Grantor but none other, subject to the matters above set forth.

THIS SPACE INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, Grantor has caused its name to be subscribed hereto by its Official Officer this 27<sup>th</sup> day of June, 2018.

**GRANTOR:**

Fort Recovery DOHP, LLC  
an Ohio limited liability company

By: Dollar Texas Properties XIV, LLC  
a Texas limited liability company  
Its: Sole Member

By: [Signature]  
Printed Name: Geren Moor  
Title: Vice President

STATE OF TENNESSEE                    )  
  ) SS  
COUNTY OF WILLIAMSON            )

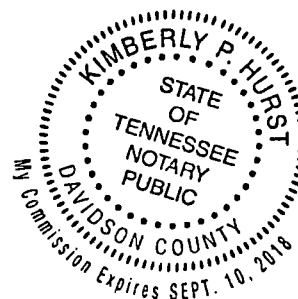
This instrument was acknowledged before me on the 27 day of June, 2018, by Geren Moor, Vice President of Dollar Texas Properties XIV, LLC, a Texas limited liability company, sole member of Fort Recovery DOHP, LLC, an Ohio limited liability company, on behalf of same.

June IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 27 day of \_\_\_\_\_, 2018.

Kimberly P. Hurst  
Notary Public  
My Commission Expires: 9/10/18

This instrument was prepared by:

MDC COAST 2, LLC  
ATTN: LEGAL DEPARTMENT  
11995 El Camino Real  
San Diego, CA 92130



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Situated in the Village of Ft. Recovery, County of Mercer and State of Ohio:

Being a part of the Northeast Quarter of Section 16, Town 15 North, Range 1 East, Mercer County, Village of Ft. Recovery, Ohio and being known as Lot 1 of Country Breeze Subdivision as shown on a plat recorded in Plat Volume 201500004545, Mercer County, Ohio Records.

*Parcel # 17-006800.0000*

*Map # 13-16-252-010*