

Prepared Outside Commonwealth of VA

This instrument prepared by:

Whitney A. Kopicky, Esq.
Kutak Rock LLP
1801 California Street, Suite 3000
Denver, CO 80202
Telephone Number: (303) 297-2400

After recording return to:

First American Title Insurance Company
2425 E. Camelback Road, Suite 300
Phoenix, AZ 85016
Attention: Kristin Brown

Tax Bills should be sent to:

Revida Recovery Centers, LLC
400 Overbeck Lane, Suite 201
Nashville, TN 37204

With a copy to:

STORE Master Funding VII, LLC
8377 E. Hartford Drive, Suite 100
Scottsdale, AZ 85255

Tax Parcel #: 025-000-0000-0034A

Consideration: \$736,703.11

Assessed Value: \$ 675,100.00

SPECIAL WARRANTY DEED
(Virginia)

THIS WARRANTY DEED, made and entered into this 31st day of December, 2019, by and between PHOENIX RECOVERY AND MANAGEMENT GROUP INC., a Virginia corporation (the "Grantor"), whose address is 4654 Greenwood Dr., Jonesborough, Tennessee 37659, and STORE MASTER FUNDING VII, LLC, a Delaware limited liability company ("Grantee"); whose address is 8377 East Hartford Drive, Suite 100, Scottsdale, Arizona 85255.

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee the following described real estate, situated and being in the City of Wytheville, County of Wythe, Commonwealth of Virginia, to-wit:

PLEASE SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

together with all right, title and interest of Grantor in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto.

4818-2219-6624.1

STOREVIDA Recovery
Warranty Deed - Virginia
255 Holston Rd., Wytheville, VA
File No.: 7210/02-677.3

902328VA3

Executed January 27, 2020
Store Master Funding VII, LLC
8377 E. Hartford Dr., STE 100, Scottsdale
19918
Returned: First American Title

When Recorded Return to: SH
First American Title Insurance Company
National Commercial Services
9011 Arboretum Parkway, Suite 175
Richmond, VA 23236
File No: NCS

7

TO HAVE AND TO HOLD said real estate, together with the improvements thereon, the fixtures affixed thereto, and all appurtenances thereto belonging to Grantee, its successors and assigns, in fee simple forever.

Grantor does hereby covenant with Grantee that it is lawfully seized in fee of the aforesaid real estate; that it has good right to sell and convey the same; that the same is unencumbered by matters arising by, through or under Grantor, except for those easements, covenants, conditions and restrictions of record as of the date hereof; and that it will warrant and forever defend the title and quiet possession thereto against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

[Remainder of page intentionally left blank; signature page to follow]

WITNESS the signature of the Grantor the day and year first above written.

GRANTOR:

**PHOENIX RECOVERY AND MANAGEMENT GROUP
INC., a Virginia corporation**

By: *[Signature]*

Name: Ralph T Reach MD

Title: President

STATE / COMMONWEALTH OF Tennessee

COUNTY OF Sullivan

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ralph T. Reach, MD, with whom I am personally acquainted (or proved to me to be on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of PHOENIX RECOVERY AND MANAGEMENT GROUP INC., a Virginia corporation, the Grantor herein, and that he as such officer, being authorized so to do, executed the within instrument for the purposes therein contained, by signing the name of the corporation himself as such officer.

WITNESS my hand and Official Seal, this 4th day of September, 2019.

Mark S. Dessauer
Notary Public

My Commission Expires:

August 29, 2022

(SEAL)

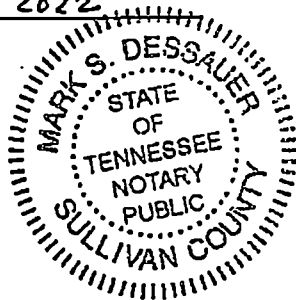


EXHIBIT A
LEGAL DESCRIPTION

Street Address: 255 Holston Rd., Wytheville, VA

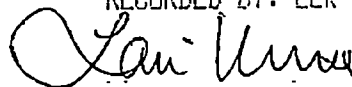
Legal Description:

Real property in the County of Wythe, State of Virginia, described as follows:

ALL THAT CERTAIN LOT OR PARCEL CONTAINING 0.812 ACRES, MORE OR LESS, AND DESIGNATED AS LOT 1-A ON PLAT DATED JUNE 19, 2007, MADE BY DOUGLAS T. CASEY, L.S. AND RECORDED IN THE OFFICE OF THE CIRCUIT COURT CLERK FOR WYTHE COUNTY, VIRGINIA, IN PLAT BOOK 11, PAGE 819.

LESS AND EXCEPT ALL THAT PROPERTY CONVEYED TO RAGA CORP., BY DEED DATED JULY 6, 2018, AND RECORDED AS INSTRUMENT NO. 180001895 IN THE AFOREMENTIONED CLERK'S OFFICE.

INSTRUMENT 200000236
RECORDED IN THE CLERK'S OFFICE OF
WYTHE CIRCUIT COURT ON
JANUARY 27, 2020 AT 01:25 PM
\$737.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$368.50 LOCAL: \$368.50
JEREMIAH E. MUSSER, CLERK
RECORDED BY: LLK



4818-2219-6624.1
STOREMIDA Recovery
Warranty Deed - Virginia
255 Holston Rd., Wytheville, VA
File No.: 7210/02-677.3



SURVEYOR'S CERTIFICATE

I hereby certify that to the best of my knowledge and belief, all of the requirements of the Board of Supervisors and the provisions of the County, Virginia, regarding the platting of subdivisions within the county have been complied with, given under my hand this 19th day of June, 2007.

DTC
Douglas T. Casey
State Certified Land Surveyor #001862

SOURCE OF TITLE

This subdivision is a portion of the property acquired by M.L. Development of Virginia as shown on plat by Harold Louthen dated 2-15-96 and in accordance with the desires of the undersigned owners and proprietors.

DTC
Douglas T. Casey CLS #001862
Date 6-19-07

OWNER'S CONSENT STATEMENT

The above and foregoing subdivision of real estate as it appears on this plat is with the free consent and in accordance with the desires of the undersigned owners and proprietors.

H. Louthen
Owner Date 6-9-7

NOTARY STATEMENT

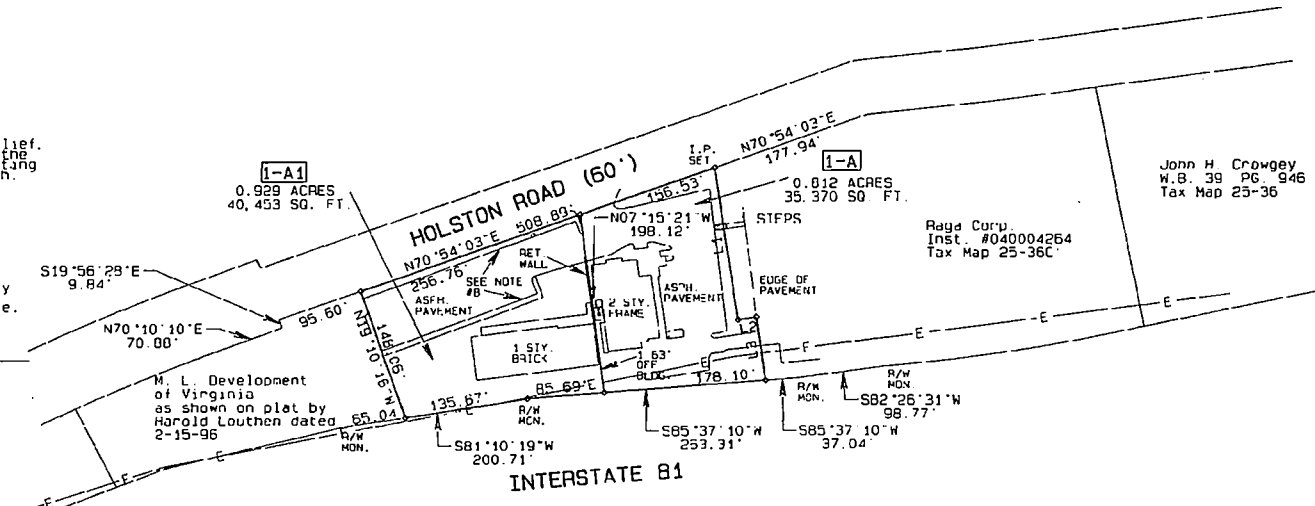
Commonwealth of Virginia, at large, to wit: The foregoing instrument was examined and acknowledged before me by *Harold Louthen* this 19 day of June 2007.

Daniel V. ... Notary Public
My commission expires 12-30-2007

CERTIFICATE OF APPROVAL

This subdivision plat known as M.L. DEVELOPMENT OF VIRGINIA subdivision is approved by the undersigned in accordance with the existing subdivision regulations and may be committed to record.

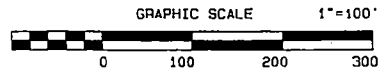
06-20-07 *C. Wayne ...*
Date Agent for Governing Body



LINE	BEARING	DISTANCE
L1	S08°22'46"E	169.04'
L2	N01°32'49"E	20.41'
L3	S08°01'45"E	70.61'

NOTES:

1. NO TITLE REPORT FURNISHED.
2. PROPERTY SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY EXECUTED PRIOR TO THIS SURVEY.
3. PROPERTY ONLY PARTIALLY SURVEYED. OTHER TAKEN FROM PLAT BY H.L. LOUTHEN DATED 9-14-84 AND ACCURACY CANNOT BE GUARANTEED BEYOND SAME.
4. PROPERTY LOCATED IN FIRM FLOOD ZONE C.
5. PROPERTY SERVED BY PUBLIC WATER AND SEWER.
6. TAX MAP REFERENCE, 25-36A.
7. PROPERTY IS ZONED B2- BUSINESS.
8. LOT 1-A1 AND M.L. DEVELOPMENT HAVE INGRESS-EGRESS RIGHTS ACROSS THE EXISTING PARKING LOT AND USE OF THE EXISTING ENTRANCE ON LOT 1-A.



ADMITTED TO RECORD IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF WYTHE COUNTY ON THE 20 DAY OF June 2008 AT 1:02 P.M. IN PLAT BOOK NO. 11 PAGE NO. 819 BY: J. Chera DEP. CLERK



WYTHE COUNTY, VA
TOWN OF WYTHEVILLE
PROPERTY OF
M. L. DEVELOPMENT OF VIRGINIA
DB 311 PG 798
SURVEYED IN PART BY
DOUGLAS T. CASEY CLS #001862
220 SOUTH 1st STREET
WYTHEVILLE, VA 24582
PHONE: 276-220-8581
DATE: JUNE 19, 2007
SHEET 1 OF 1