

3550  
17,500.00

04-9376  
THIS INSTRUMENT PREPARED BY  
*John Powell*  
WEST FLORIDA TITLE COMPANY OF MILTON, INC.  
9200 NAVARRE PKWY #F NAVARRE, FL 32566  
IN CONNECTION WITH THE ISSUANCE OF TITLE INSURANCE

**ASSIGNMENT OF LEASE**

WHEREAS, The Santa Rosa County did lease certain property in Santa Rosa County, Florida, said lease being recorded in Official Record Book 461 page 546 of the Public Records of Escambia County, Florida.

WHEREAS, through various assignments of the lease above described, **SB DEVELOPMENT, INC. AND PHILIP J BABIAK** are the present owners and holders of the same, as such lease relates to the following described property:

**SEE EXHIBIT "A" ATTACHED HERETO**

**TAX PARCEL #28-2S-26-0000-01900-0000**

AND, WHEREAS, **SB DEVELOPMENT, INC, AND PHILIP J BABIAK** whose address is 8510 Navarre Parkway Navarre, FL 32566 executes and delivers the following assignment:

KNOW ALL MEN BY THESE PRESENTS: that **SB DEVELOPMENT, INC., A FL CORPORATION AND PHILIP J BABIAK AS HIS NON-HOMESTEAD PROPERTY** in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby assign, transfer and set over unto **NAVARRE 54 JOINT VENTURE PARTNERSHIP** whose address is 4049 Lauren Ct - Destin, Fl 32541, the Assignee, all their right, title and interest in and to that certain lease above described insofar as the same does relate to the above described property along with all of its rights, title and interest in and to that certain prepaid water and sewer tap under Account No. n/a

The Assignor warrant that they have a good right to assign that interest herein under the terms of the original lease, and the Assignor has made no prior assignment of this leasehold interest.



# EXHIBIT "A"

**DESCRIPTION:** (AS PREPARED BY SOUTHERN SURVEYING, INC.)

**PARCEL A**

COMMENCING AT THE INTERSECTION OF A NORTHERLY EXTENSION OF THE EAST LINE OF LOT 20, 1ST ADDITION NAVARRE BEACH, COMMERCIAL SECTION 1, AS RECORDED IN PLAT BOOK 5, PAGE 99 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA AND THE NORTH RIGHT OF WAY LINE OF GULF BOULEVARD (STATE ROAD #399, 120 FOOT RIGHT OF WAY); THENCE GO NORTH 79 DEGREES 10 MINUTES 33 SECONDS EAST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 300.00 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE GO NORTH 10 DEGREES 49 MINUTES 27 SECONDS WEST A DISTANCE OF 500.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 10 DEGREES 48 MINUTES 18 SECONDS WEST A DISTANCE OF 298.83 FEET TO A POINT HEREAFTER REFERRED TO AS POINT "X"; THENCE CONTINUE NORTH 10 DEGREES 48 MINUTES 18 SECONDS WEST A DISTANCE OF 67 FEET, MORE OR LESS, TO THE SHORELINE OF SANTA ROSA SOUND; THENCE MEANDER SOUTHEASTERLY ALONG SAID SHORELINE A DISTANCE OF 320 FEET, MORE OR LESS, TO A POINT INTERSECTING THE WEST BOUNDARY LINE OF THE PLAT OF VILLAGE AT NAVARRE AS RECORDED IN PLAT BOOK F, PAGE 48, OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA; THENCE GO SOUTH 10 DEGREES 49 MINUTES 27 SECONDS EAST ALONG SAID WEST BOUNDARY LINE A DISTANCE OF 10 FEET, MORE OR LESS, TO A POINT HEREAFTER REFERED TO AS POINT "Z", SAID POINT "Z" BEING SOUTH 86 DEGREES 01 MINUTES 25 SECONDS EAST OF AND A DISTANCE OF 305.32 FEET FROM AFOREMENTIONED POINT "X"; THENCE CONTINUE SOUTH 10 DEGREES 49 MINUTES 27 SECONDS EAST A DISTANCE OF 130.00 FEET; THENCE GO SOUTH 07 DEGREES 08 MINUTES 22 SECONDS WEST A DISTANCE OF 25.91 FEET; THENCE DEPARTING SAID WEST BOUNDARY LINE GO SOUTH 82 DEGREES 38 MINUTES 06 SECONDS WEST A DISTANCE OF 86.34 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE AFOREMENTIONED TINA DRIVE, SAID POINT BEING ON A CIRCULAR CURVE, SAID CURVE BEING CONCAVE SOUTHERLY HAVING A RADIUS OF 50.00 FEET ( CHORD = 97.12, CHORD BEARING S 81°47'08" W); THENCE GO ALONG SAID CURVE AN ARC DISTANCE OF 133.02; THENCE GO SOUTH 10 DEGREES 48 MINUTES 32 SECONDS EAST A DISTANCE OF 52.49 FEET; THENCE GO SOUTH 56 DEGREES 37 MINUTES 33 SECONDS WEST A DISTANCE OF 117.18 FEET; TO THE POINT OF BEGINNING.

COPY

## EXHIBIT "B"

COMMENCING AT THE INTERSECTION OF A NORTHERLY EXTENSION OF THE EAST LINE OF LOT 20, 1ST ADDITION NAVARRE BEACH, COMMERCIAL SECTION 1, AS RECORDED IN PLAT BOOK 5, PAGE 99 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA AND THE NORTH RIGHT OF WAY LINE OF GULF BOULEVARD (STATE ROAD #399, 120 FOOT RIGHT OF WAY); THENCE GO NORTH 79 DEGREES 10 MINUTES 33 SECONDS EAST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 300.00 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE GO NORTH 10 DEGREES 49 MINUTES 27 SECONDS WEST A DISTANCE OF 799.40 FEET TO A POINT HEREAFTER REFERRED TO AS POINT "X"; THENCE CONTINUE NORTH 10 DEGREES 48 MINUTES 18 SECONDS WEST A DISTANCE OF 67 FEET, MORE OR LESS, TO THE APPROXIMATE SHORELINE OF SANTA ROSA SOUND; THENCE MEANDER SOUTHEASTERLY ALONG SAID SHORELINE A DISTANCE OF 320 FEET, MORE OR LESS, TO A POINT INTERSECTING THE WEST BOUNDARY LINE OF THE PLAT OF VILLAGE AT NAVARRE AS RECORDED IN PLAT BOOK F, PAGE 48, OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA; THENCE GO SOUTH 10 DEGREES 49 MINUTES 27 SECONDS EAST ALONG SAID WEST BOUNDARY LINE A DISTANCE OF 10 FEET, MORE OR LESS, TO A POINT HEREAFTER REFERRED TO AS POINT "Z" AND ALSO THE POINT OF BEGINNING, SAID POINT "Z" BEING SOUTH 86 DEGREES 01 MINUTES 25 SECONDS EAST OF AND A DISTANCE OF 305.32 FEET FROM AFOREMENTIONED POINT "X"; THENCE CONTINUE SOUTH 10 DEGREES 49 MINUTES 27 SECONDS EAST A DISTANCE OF 130.00 FEET; THENCE GO SOUTH 07 DEGREES 08 MINUTES 22 SECONDS WEST A DISTANCE OF 25.91 FEET; THENCE DEPARTING SAID WEST BOUNDARY LINE GO SOUTH 82 DEGREES 38 MINUTES 06 SECONDS WEST A DISTANCE OF 86.34 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF TINA DRIVE (60' R/W), SAID POINT BEING ON A CIRCULAR CURVE, SAID CURVE BEING CONCAVE SOUTHERLY, HAVING A RADIUS OF 50.00 FEET ( CHORD = 73.60', CHORD BEARING N 26°57'49" W); THENCE GO ALONG SAID CURVE AN ARC DISTANCE OF 82.71 FEET; THENCE GO NORTH 01 DEGREES 38 MINUTES 52 SECONDS WEST A DISTANCE OF 105.50 FEET TO A POINT HEREAFTER REFERRED TO AS POINT "Y", SAID POINT "Y" BEING NORTH 86 DEGREES 01 MINUTES 25 SECONDS WEST AND A DISTANCE OF 95.00 FEET FROM AFOREMENTIONED POINT "Z"; THENCE GO NORTH 01 DEGREES 38 MINUTES 52 SECONDS EAST A DISTANCE OF 26 FEET, MORE OR LESS, TO THE APPROXIMATE SHORELINE OF SANTA ROSA SOUND; THENCE MEANDER SOUTHEASTERLY ALONG SAID SHORELINE A DISTANCE OF 95 FEET, MORE OR LESS, TO A POINT; THENCE GO SOUTH 10 DEGREES 49 MINUTES 27 SECONDS EAST A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 0.41 ACRES, MORE OR LESS. THIS PARCEL IS SUBJECT TO A 15.0' ACCESS EASEMENT ALONG THE WEST BOUNDARY LINE.