

Prepared by and return to:
Stephen B. Shell
Shell, Fleming, Davis & Menge, P.A.
P.O. Box 1831
Pensacola, FL 32591-1831
File Number: B2264.00008

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Warranty Deed

This Warranty Deed made this 24th day of April, 2008 between Bay Meadows Development of Santa Rosa, LLC, a Florida limited liability company, whose post office address is 39 Port Royal Way, Pensacola, FL 32502, grantor, and Scott M. Kaufmann, whose post office address is 7512 Lakeside Drive, Milton, FL 32583, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Santa Rosa County, Florida to-wit:

SEE ATTACHED EXHIBIT "A"

Parcel Identification Number: 101S280000003120000

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


To Have and to Hold, the same in fee simple forever.

And subject to taxes for the current year and later years and all valid easements and restrictions of record, if any, which are not hereby reimposed; and also subject to any claim, right, title or interest arising from any recorded instrument reserving, conveying, leasing, or otherwise alienating any interest in the oil, gas and other minerals. And grantor does warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever, subject only to the exceptions set forth herein.

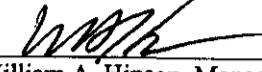
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

COOPY
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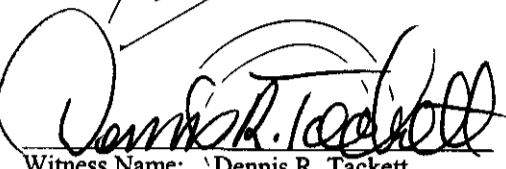
Signed, sealed and delivered in our presence:


Witness Name: Stephen B. Shell

Bay Meadows Development of Santa Rosa, LLC, a Florida limited liability company.

By: 
William A. Hinson, Managing Member

(Corporate Seal)


Witness Name: Dennis R. Tackett

State of Florida
County of Escambia

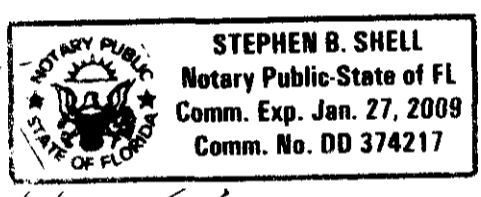
The foregoing instrument was acknowledged before me this 24th day of April, 2008 by William A. Hinson, Managing Member of Bay Meadows Development of Santa Rosa, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced a driver's license as identification.

[Notary Seal]


Notary Public

Printed Name: Stephen B. Shell

My Commission Expires: January 27, 2009



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EXHIBIT A

Lot 13, Block A

Commence at the intersection of the centerline of Sarasota Street (50' right of way now officially vacated, as recorded in Official Records Book 264 at pages 313-317, inclusive of the public records of Santa Rosa County) and the West right of way line of Avalon Boulevard (80' right of way) as shown in Part "A", Avalon Beach, according to the plats recorded in Plat Book A at pages 1 through 10, inclusive, of the said public records, which point is also the East end of the line described in the deed recorded in Official Records Book 268 at page 205 of said public records; thence North 89 degrees 52 minutes 12 seconds West for a distance of 126.82 feet; thence South 00 degrees 07 minutes 37 seconds West for a distance of 325.00 feet to the North right of way line of Bay Meadows Drive (70' R/W); thence North 89 degrees 52 minutes 12 seconds West (this course and the next three courses along said North right of way line of Bay Meadows Drive) for a distance of 1323.06 feet to the point of curvature of a circular curve concave to the Southeast, having a radius of 837.10 feet and delta angle of 23 degrees 06 minutes 41 seconds; thence Southwesterly along said curve for an arc distance of 337.66 feet (chord distance of 335.38 feet and chord bearing of South 78 degrees 34 minutes 28 seconds West) to the point of tangency; thence South 67 degrees 01 minutes 07 seconds West for a distance of 353.10 feet for the point of beginning. Thence continue South 67 degrees 01 minutes 07 seconds West for a distance of 176.55 feet; thence North 16 degrees 37 minutes 11 West for a distance of 136.24 feet; thence North 67 degrees 01 minutes 07 seconds East for a distance of 172.70 feet; thence South 18 degrees 14 minutes 00 seconds East for a distance of 135.86 feet to the Point of Beginning. All lying and being in Section 10, Township 1 South, Range 28 West, Santa Rosa County, Florida and containing 0.54 acres, more or less.

Lot 15, Block A

Commence at the intersection of the centerline of Sarasota Street (50' right of way now officially vacated, as recorded in Official Records Book 264 at pages 313-317, inclusive of the public records of Santa Rosa County) and the West right of way line of Avalon Boulevard (80' right of way) as shown in Part "A", Avalon Beach, according to the plats recorded in Plat Book A at pages 1 through 10, inclusive, of the said public records, which point is also the East end of the line described in the deed recorded in Official Records Book 268 at page 205 of said public records; thence North 89 degrees 52 minutes 12 seconds West for a distance of 2780.20 feet; thence South 00 degrees 08 minutes 10 seconds West for a distance of 140.03 feet to a point on a circular curve cul-de-sac concave to the West, having a radius of 60.00 feet and a delta angle of 147 degrees 17 minutes 25 seconds; thence Southerly along said curve for an arc distance of 154.24 feet (chord distance = 115.14', chord bearing = S 16 degrees 13 minutes 08 seconds E) to the Easterly right of way line of Bay Meadows Drive (70' R/W); thence South 22 degrees 58 minutes 56 seconds East along the Easterly right of way of said Bay Meadows Drive for a distance of 170.26 feet for the Point of Beginning. Thence continue South 22 degrees 58 minutes 56 seconds East along said Easterly right of way for a distance of 170.26 feet; thence North 67 degrees 01 minutes 03 seconds East for a distance of 325.28 feet; thence North 16 degrees 37 minutes 11 seconds West for a distance of 171.32 feet; thence South 67 degrees 01 minutes 03 seconds West for a distance of 344.27 feet to the Point of Beginning. All lying and being in Section 10, Township 1 South, Range 28 West, Santa Rosa County, Florida and containing 1.31 acres, more or less.

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