

PREPARED BY AND RETURN TO:

Sean Seely, Esq.
Lynchard & Seely, PLLC
1901 Andorra Street
Navarre, FL 32566
850-936-9385
File: Chantilly Properties, Inc.

PIN #: 18-1N-28-0000-00310-0000

Warranty Deed

For recording purposes only

Know all men by these presents, that MHP PROPERTIES OF NORTHWEST FLORIDA, LLC, a Florida limited liability company, whose address is 921 North Palafox Street, Pensacola, Florida 32501, GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, does bargain, sell, convey and grant unto CHANTILLY PROPERTIES, INC., a Florida corporation, GRANTEE, whose address is 1402 Players Club Circle, Gulf Breeze, Florida 32563, Grantee's heirs and assigns, forever, the real property in Santa Rosa County, Florida, described in Exhibit A attached hereto (the "Land"), together with all of Grantor's right, title and interest in and to the fixtures and improvements located on the Land (the "Improvements"), and together with all rights, privileges and easements appurtenant to the Land, all water, wastewater and other utility rights relating to the Land and any and all easements, rights-of-way and other appurtenances used in connection with the beneficial use and enjoyment of the Land, in each case to the extent assignable (the "Appurtenances") (the Land, Improvements and Appurtenances collectively referred to as the "Property").

To have and to hold the Property, together with, all and singular, the rights and appurtenances thereto in anywise belonging, to Grantee and Grantee's successors and assigns in fee simple forever; and Grantor does hereby bind Grantor and Grantor's successors and assigns to warrant and forever defend, all and singular, the Property unto the Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof by, through or under Grantor. Said property is not the homestead of the Grantor.

Ad valorem taxes for the year 2018 have been prorated and paid; accordingly, by its acceptance of this Deed, Grantee assumes responsibility to pay all ad valorem taxes on the Property for 2019 and all subsequent years.

COPIES

IN WITNESS WHEREOF, Grantor has hereunto executed this instrument, on the 19th day of December, 2018.

Signed, sealed and delivered in the presence of:

[Signature]
(Witness Signature)
Print Name: JAMES GO

[Signature]
(Witness Signature)
Print Name: Perri J. Dawson

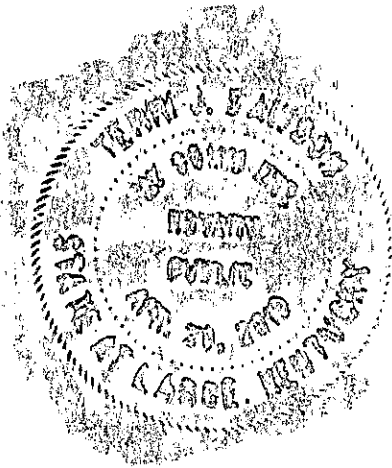
GRANTOR:

MHP Properties of Northwest Florida, LLC,
a Florida limited liability company

By: [Signature]
Name: Dwayne Pierce
Title: Manager

STATE OF Kentucky
COUNTY OF Fayette

The foregoing instrument was acknowledged before me by Dwayne Pierce, Manager of MHP Properties of Northwest Florida, LLC, a Florida limited liability company, who is personally known to me or has produced Drivers license as identification, this 19 day of December, 2018.

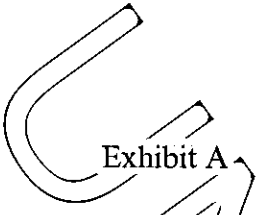


[Signature]
Notary Public

Commission Number: 529898

My Commission Expires: 04/30/2019

COPY



Commence at the Northeast corner of Section 18, Township 1 North, Range 28 West, Santa Rosa County, Florida; thence run North 89 degrees 20 minutes 05 seconds West along the North line of said Section a distance of 1325.78 feet; thence departing said North line run South 00 degrees 23 minutes 31 seconds West a distance of 50.00 feet to the Southerly right of way line of U.S. Highway 90 (150' R/W) for the Point of Beginning; thence run South 89 degrees 20 minutes 05 seconds East along said right of way line a distance of 375.77 feet; thence departing said right of way line run South 00 degrees 22 minutes 59 seconds West a distance of 497.91 feet; thence run North 89 degrees 17 minutes 02 seconds West a distance of 374.81 feet to the Easterly right of way line of Chantilly Way (60' R/W); thence run North 00 degrees 23 minutes 49 seconds East along said right of way line a distance of 78.89 feet to a point of curvature; thence run Northwesterly along said right of way line and along the arc of a curve to the left to a point of tangency a distance of 91.28 feet, said curve having a radius of 107.10 feet, a central angle of 48 degrees 49 minutes 52 seconds, a chord distance of 88.54 feet and a chord bearing of North 24 degrees 48 minutes 27 seconds West; thence run North 48 degrees 26 minutes 21 seconds West along said right of way line a distance of 25.85 feet to a point of curvature; thence run Northwesterly along said right of way line and along the arc of a curve to the right to a point of tangency a distance of 49.52 feet; said curve having a radius of 58.10 feet, a central angle of 48 degrees 50 minutes 23 seconds, a chord distance of 48.04 feet and a chord bearing of North 24 degrees 01 minutes 09 seconds West; thence run North 00 degrees 24 minutes 02 seconds East along said right of way a distance of 278.18 feet to a point of intersection with the aforesaid Southerly right of way line; thence run South 89 degrees 20 minutes 05 seconds East along said Southerly right of way line a distance of 75.93 feet to the Point of Beginning.

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