

Prepared by and return to:

Lisa C. Milligan
Paralegal
Gasdick Stanton Early, P.A.
1601 W. Colonial Drive
Orlando, FL 32804
407-423-5203
File Number: 5980.55702

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 1st day of February, 2019 between HMC Assets LLC, a California limited liability company solely in its capacity, as Separate Trustee of CAM XIV Trust, a Delaware Statutory Trust whose post office address is 2015 Manhattan Beach Blvd., Suite 100, Redondo Beach, CA 90278, Grantor, and Randy Armstong, a married man whose post office address is 5033 Ponitz Pkwy., Pace, FL 32571, 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 Fifty-Seven Thousand and 00/100 Dollars (\$57,000.00) 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 and by these presents does hereby grant, bargain and sell to the said grantee, the following described land, situate, lying and being in Santa Rosa County, Florida to-wit:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 34, TOWNSHIP 2 NORTH, RANGE 28 WEST, THENCE EAST ON SOUTH BOUNDARY LINE OF NORTHWEST 1/4 OF SOUTHWEST 1/4 740.75 FEET TO A POINT OF BEGINNING; THENCE CONTINUE EAST 161.5 FEET; THENCE NORTH 300 FEET; THENCE WEST 161.5; THENCE SOUTH 300 FEET TO A POINT OF BEGINNING, LESS AND EXCEPT THE SOUTH 20 FEET OF SAID PARCEL OF LAND FOR A ROAD RIGHT OF WAY; AND SAID PARCEL OF LAND IS SITUATE, LYING AND BEING IN THE SAID NORTHWEST 1/4 OF SOUTHWEST 1/4, IN SAID SECTION 34, TOWNSHIP 2 NORTH, RANGE 28 WEST, AND LESS AND EXCEPT THE FOLLOWING PARCEL:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA, THENCE RUN SOUTH 88 DEGREES 27 MINUTES 10 SECONDS EAST DISTANCE OF 817.54 FEET; THENCE RUN NORTH 01 DEGREES 28 MINUTES 10 SECONDS EAST A DISTANCE OF 20 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF RAYMOND HOBBS STREET (40' R/W) FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01 DEGREES 28 MINUTES 10 SECONDS EAST A DISTANCE OF 280 FEET; THENCE RUN SOUTH 88 DEGREES 52 MINUTES 49 SECONDS EAST A DISTANCE OF 83.16

**FEET; THENCE RUN SOUTH 01 DEGREES 07 MINUTES 13 SECONDS WEST
A DISTANCE OF 280 FEET TO SAID NORTHERLY RIGHT OF WAY LINE;
THENCE RUN NORTH 88 DEGREES 52 MINUTES 49 SECONDS WEST
ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 84.70
FEET TO THE POINT OF BEGINNING.**

Parcel Identification Number: 342N280000127000000

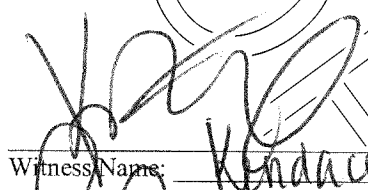
To Have and to Hold, the above granted and bargained Property unto the Grantee, its successors and assigns, in fee simple forever.

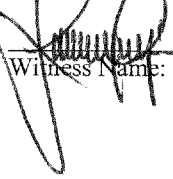
And the grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor.

UNRECORDED COPY

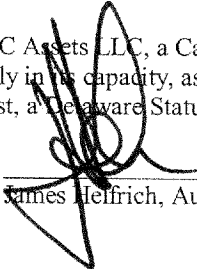
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of the following witnesses:


Witness Name: Kendace Fisher


Witness Name: Lisa Toppan

HMC Assets LLC, a California limited liability company solely in its capacity, as Separate Trustee of CAM XIV Trust, a Delaware Statutory Trust


By: James Heifrich, Authorized Member

[Space intentionally left blank - California Acknowledgment on following page]

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

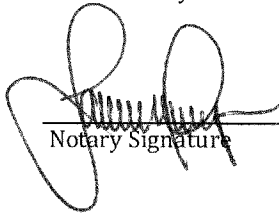
State of **California**)
County of **Los Angeles**)

On **January 30th 2019**, before me, **Lara Topjian** Notary Public, personally appeared **James Helfrich** who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify UNDER PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.





Notary Signature

(Notary Seal)

DUPLICATE COPY