

This Instrument Prepared By:
DAVID B. TAYLOR, III
Beggs & Lane, RLLP
Post Office Box 12950
501 Commendencia Street
Pensacola, Florida 32591
(850) 432-2451
Florida Bar No.: 28539
File No.: 18388-77812

Parcel ID#: 082S260000004390000

STATE OF FLORIDA
COUNTY OF SANTA ROSA

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **8247 EAST BAY BLVD, LLC**, a Florida limited liability company (herein "Grantor"), whose address is 12301 Veterans Memorial Hwy., Suite A, Douglasville, GA 30134, for and in consideration of the sum of Ten Dollars and other good and valuable considerations, the receipt, adequacy and sufficiency of which is hereby acknowledged, does hereby bargain, sell, remise, confirm, convey and grant unto **8247 SERRANO LLC**, a Florida limited liability company (herein "Grantee"), whose address is 2791 Rosemont Drive, Navarre, FL 32566, and Grantee's successors and/or assigns, forever, the following described real property located in Santa Rosa County, Florida (the "Property"):

SEE EXHIBIT A ATTACHED AND INCORPORATED HEREIN

Subject to zoning ordinances and restrictions and limitations of record and subject to any easements for public utilities of record, and taxes for the year 2020 and subsequent years.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead, in fee simple forever. And Grantor covenants that Grantor has good right, full power, and lawful authority to grant, bargain, sell, and convey the same, and hereby warrants title to said interest in the property and will defend same against the lawful claims of all persons claiming by, through or under the Grantor, but against no others.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 4th
day of February, 2020.

Signed, sealed and delivered
in the presence of:

8247 East Bay Blvd, LLC,
a Florida limited liability company

Dorothy J. Swofford
Print Name: Dorothy J. Swofford

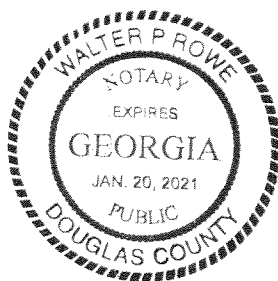
By: George R. Kingston
Print Name: George R. Kingston
Title: Manager

Cathy C. Deery
Print Name: Cathy C. Deery

STATE OF GEORGIA
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me by means of (☒) physical
presence or (☐) online notarization, this 4th day of February, 2020, by George R. Kingston , as
Manager of 8247 East Bay Blvd, LLC, a Florida limited liability company, on behalf of the
company, who (☒) is personally known to me or (☐) produced a current driver's license
as identification

(Notary Seal Must Be Affixed)



Walter P. Rowe
Notary Public
Walter P. Rowe
Name of Notary Printed
My Commission Expires: _____
Commission Number: _____

EXHIBIT "A"

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTH HALF OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 26 WEST, SANTA ROSA COUNTY, FLORIDA; THENCE SOUTH 50 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 399; THENCE EAST ALONG SAID RIGHT-OF-WAY 1624.19 FEET TO THE EAST RIGHT-OF-WAY OF ANDORA STREET OF THE SUBDIVISION SECOND ADDITION TO NAVARRE, RECORDED IN PLAT BOOK C, PAGE 31, OF THE RECORDS OF SANTA ROSA COUNTY, FLORIDA; THENCE CONTINUE EAST ALONG THE RIGHT-OF-WAY LINE OF STATE ROAD 399 FOR 300 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE EAST ALONG THE RIGHT-OF-WAY LINE 100 FEET; THENCE 90 DEGREES RIGHT 200 FEET TO THE NORTH BOUNDARY OF THE SECOND ADDITION TO NAVARRE; THENCE 90 DEGREES RIGHT ALONG SAID BOUNDARY LINE 100 FEET; THENCE 90 DEGREES RIGHT 200 FEET TO THE POINT OF BEGINNING. LESS THE SOUTH 10 FEET FOR DRAINAGE EASEMENT.