

\$10,000.00

Prepared by
Amy Blackman, an employee of
Locklin, Saba, Locklin & Jones, PA
4557 Chumuckla Hwy
Pace, FL 32571
(850) 995-1102
File No.: 19-634

CORPORATE WARRANTY DEED

This indenture made on 7/26/21 A.D., by Jubilee Investment Holdings LLC, a Georgia limited liability company whose address is 1072 West Peachtree St. NW Suite 78646, Atlanta, GA 30357 hereinafter called the "grantor", to Jubilee Development Group, LLC, A Florida limited liability company whose address is 2017 Salamanca St, Navarre, FL 32566 hereinafter called the "grantee".

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Santa Rosa County, Florida, to-wit:

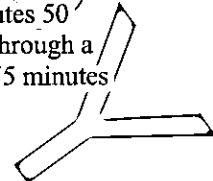
THE FOLLOWING DESCRIBED 3 PARCELS KNOW AS 1A, 1B AND 1C:

Parcel 1A:

Commence at a railroad spike at the Northwest corner of Section 17, Township 2 North, Range 29 West, Santa Rosa County, Florida; thence go South 87 degrees 12 minutes 19 seconds East along the North line of the aforesaid Section 17, a distance of 1332.16 feet to a 1/2" capped iron rod, number 7174, at the Northwest corner of the East half of the Northwest quarter of the aforesaid Section 17, and the point of beginning; thence continue South 87 degrees 12 minutes 19 seconds East along the aforesaid North line of Section 17, a distance of 3995.09 feet to a 4" x 4" concrete monument, number 7312, at the Northeast corner of the Section 17; thence go South 02 degrees 33 minutes 35 seconds West along the East line of Section 17, for a distance of 3969.62; thence departing said East line of Section 17, go North 87 degrees 10 minutes 03 seconds West for a distance of 2561.83 feet to a 1/2" capped iron rod, number 7174, at the Northeast corner of a parcel described in O.R. Book 1656, at Page 848; thence continue North 87 degrees 10 minutes 03 seconds West along the North line of said parcel, for a distance of 120.00 feet to a 1/2" capped iron rod, number 7174, at the Northwest corner of said parcel; thence go North 02 degrees 49 minutes 10 seconds East along the West line of the Southeast quarter of Section 17, for a distance of 1333.99 feet to a 1/2" capped iron rod, number 5170, at the Southwest corner of said Northeast quarter of Section 17; thence go North 87 degrees 29 minutes 03 seconds West along the South line of the East half of the Northwest quarter of Section 17, for a distance of 1338.18 feet to a 1/2" capped iron rod, number 5170, at the Southwest corner of said East half of the Northwest quarter of Section 17; thence go North 02 degrees 58 minutes 09 seconds East along the West line of said East half of the Northwest quarter of Section 17, for a distance of 2640.35 feet to the point of beginning. The above described parcel is situated in Section 17, Township 2 North, Range 29 West, Santa Rosa County Florida.

Parcel 1B:

Beginning at the Southeast corner of Section 21 also being the Southwest corner of Section 22, Township-2-North, Range-29-west, Santa Rosa County, Florida; thence go North 87 degrees 35 minutes 00 seconds West, for a distance of 2,787.67 feet to the East right-of-way line of Luther Fowler Road (50' right-of-way); thence go North 02 degrees 25 minutes 00 seconds East along said East right-of-way line for a distance of 25.00 feet to the North right-of-way line of said Luther Fowler Road; thence go North 87 degrees 35 minutes 00 seconds West along said North right-of-way line of Luther Fowler Road for a distance of 50.18 feet; thence go North 01 degrees 59 minutes 53 seconds East, for a distance of 305.83 feet; thence go South 88 degrees 05 minutes 19 seconds East, for a distance of 224.84 feet to the point of curvature of a curve having a radius of 1,025.00 feet being concaved South; thence go along the arc of said curve having a radius of 1,025.00 feet through a central angle of 06 degrees 35 minutes 30 seconds for a distance of 117.92 feet (chord bearing South 84 degrees 47 minutes 34 seconds East, chord distance 117.86 feet) to the point of curvature of a non tangent curve being concaved Northwest, having a radius of 25.00 feet of which the radius point lies North 08 degrees 47 minutes 50 seconds East, a radial distance of 25.00 feet; thence go along the arc of said curve having a radius of 25.00 feet through a central angle of 89 degrees 45 minutes 22 seconds for a distance of 39.16 feet (chord bearing North 53 degrees 55 minutes





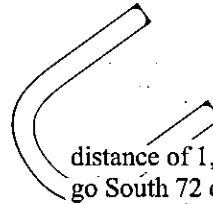
09 seconds East, chord distance of 35.28 feet); thence go North 09 degrees 02 minutes 28 seconds East, for a distance of 24.27 feet to the point of curvature of a curve having a radius of 623.92 feet being concaved West; thence go along the arc of said curve having a radius of 623.92 feet through a central angle of 27 degrees 25 minutes 45 seconds for a distance of 298.69 feet (chord bearing North 04 degrees 40 minutes 25 seconds West, chord distance 295.85 feet) to the point of reverse curvature of a curve having a radius of 807.60 feet being concaved East; thence go along the arc of said curve having a radius of 807.60 feet through a central angle of 30 degrees 57 minutes 21 seconds for a distance of 436.33 feet (chord bearing North 02 degrees 54 minutes 37 seconds West, chord distance 431.04 feet) to the point of reverse curvature of a curve having a radius of 596.66 feet being concaved West, thence go along the arc of said curve having a radius of 596.66 feet through a central angle of 32 degrees 10 minutes 25 seconds for a distance of 335.05 feet (chord bearing North 03 degrees 31 minutes 10 seconds West, chord distance 330.66 feet) to the point of reverse curvature of a curve having a radius of 1,088.21 feet being concaved East; thence go along the arc of said curve having a radius of 1,088.21 feet through a central angle of 42 degrees 48 minutes 23 seconds for a distance of 813.01 feet (chord bearing North 01 degrees 47 minutes 49 seconds East, chord distance 794.24 feet) to the point of reverse curvature of a curve having a radius of 375.00 feet being concaved West; thence go along the arc of said curve having a radius of 375.00 feet through a central angle of 44 degrees 33 minutes 40 seconds for a distance of 291.65 feet (chord bearing North 00 degrees 55 minutes 10 seconds East, chord distance 284.36 feet) to the point of reverse curvature of a curve having a radius of 359.00 feet being concaved East; thence go along the arc of said curve having a radius of 359.00 feet through a central angle of 36 degrees 24 minutes 02 seconds for a distance of 228.08 feet (chord bearing North 03 degrees 09 minutes 38 seconds West, chord distance 224.26 feet); thence go North 15 degrees 02 minutes 20 seconds East, for a distance of 4.07 feet to the point of curvature of a non tangent curve being concaved Southwest, having a radius of 25.00 feet of which the radius point lies North 74 degrees 58 minutes 02 seconds West, a radial distance of 25.00 feet; thence go along the arc of said curve having a radius of 25.00 feet through a central angle of 94 degrees 06 minutes 38 seconds for a distance of 41.06 feet (chord bearing North 32 degrees 01 minutes 22 seconds West, chord distance of 36.60 feet) to the point of compound curvature of a curve having a radius of 770.50 feet being concaved South; thence go along the arc of said curve having a radius of 770.50 feet through a central angle of 10 degrees 55 minutes 20 seconds for a distance of 146.88 feet (chord bearing North 84 degrees 32 minutes 21 seconds West, chord distance 146.66 feet); thence go North 90 degrees 00 minutes 00 seconds West, for a distance of 56.33 feet; thence go South 85 degrees 17 minutes 36 seconds West, for a distance of 11.71 feet to the point of curvature of a non tangent curve being concaved East, having a radius of 775.00 feet of which the radius point lies North 87 degrees 18 minutes 06 seconds East, a radial distance of 775.00 feet; thence go along the arc of said curve having a radius of 775.00 feet through a central angle of 05 degrees 46 minutes 32 seconds for a distance of 78.12 feet (chord bearing North 00 degrees 11 minutes 22 seconds East, chord distance of 78.09 feet) to the point of curvature of a non tangent curve being concaved Northeast, having a radius of 25.00 feet of which the radius point lies South 86 degrees 55 minutes 22 seconds East, a radial distance of 25.00 feet; thence go along the arc of said curve having a radius of 25.00 feet through a central angle of 95 degrees 39 minutes 52 seconds for a distance of 41.74 feet (chord bearing South 44 degrees 45 minutes 18 seconds East, chord distance of 37.06 feet) to the point of reverse curvature of a curve having a radius of 825.00 feet being concaved South; thence go along the arc of said curve having a radius of 825.00 feet through a central angle of 28 degrees 48 minutes 09 seconds for a distance of 414.73 feet (chord bearing South 78 degrees 11 minutes 10 seconds East, chord distance 410.37 feet) to the point of reverse curvature of a curve having a radius of 575.00 feet being concaved Northeast; thence go along the arc of said curve having a radius of 575.00 feet through a central angle of 05 degrees 56 minutes 08 seconds for a distance of 59.57 feet (chord bearing South 66 degrees 45 minutes 09 seconds East, chord distance 59.54 feet); thence go North 02 degrees 21 minutes 29 seconds East, for a distance of 211.56 feet to the point of curvature of a non tangent curve being concaved North, having a radius of 1,235.46 feet of which the radius point lies North 07 degrees 32 minutes 47 seconds East, a radial distance of 1,235.46 feet; thence go along the arc of said curve having a radius of 1,235.46 feet through a central angle of 13 degrees 17 minutes 41 seconds for a distance of 286.67 feet (chord bearing South 89 degrees 06 minutes 04 seconds East, chord distance of 286.03 feet); to the point of compound curvature of a curve having a radius of 990.00 feet being concaved North; thence go along the arc of said curve having a radius of 990.00 feet through a central angle of 16 degrees 39 minutes 52 seconds for a distance of 287.94 feet (chord bearing North 75 degrees 55 minutes 10 seconds East, chord distance 286.93 feet) to the point of reverse curvature of a curve having a radius of 1,048.32 feet being concaved South; thence go along the arc of said curve having a radius of 1,048.32 feet through a central angle of 13 degrees 53 minutes 54 seconds for a distance of 254.29 feet (chord bearing North 74 degrees 32 minutes 11 seconds East, chord distance 253.67 feet) to the point of compound curvature of a curve having a radius of 860.00 feet being concaved South; thence go along the arc of said curve having a radius of 860.00 feet through a central angle of 40 degrees 05 minutes 11 seconds for a distance of 601.69 feet (chord bearing South 78 degrees 28 minutes 17 seconds East, chord distance 589.49 feet) to the point of reverse curvature of a curve having a radius of 758.46 feet being concaved North; thence go along the arc of said curve having a radius of 758.46 feet through a central





angle of 47 degrees 06 minutes 21 seconds for a distance of 623.57 feet (chord bearing South 81 degrees 58 minutes 52 seconds East, chord distance 606.16 feet) to the point of compound curvature of a curve having a radius of 1,393.06 feet being concaved Northwest; thence go along the arc of said curve having a radius of 1,393.06 feet through a central angle of 17 degrees 21 minutes 55 seconds for a distance of 422.21 feet (chord bearing North 65 degrees 47 minutes 00 seconds East, chord distance 420.59 feet) to the intersection with the East line of Section 21 and the West line of Section 22, Township-2-North, Range-29-west; thence continue along said curve having a radius of 1,393.06 feet being concave Northwest through a central angle of 00 degrees 16 minutes 42 seconds for a distance of 6.77 feet (chord bearing North 56 degrees 57 minutes 42 seconds East, chord distance 6.77 feet); thence go North 56 degrees 49 minutes 22 seconds East, for a distance of 244.86 feet; thence go South 34 degrees 41 minutes 14 seconds East, for a distance of 175.46 feet to the point of curvature of a non tangent curve being concaved Southeast, having a radius of 325.00 feet of which the radius point lies South 31 degrees 58 minutes 54 seconds East, a radial distance of 325.00 feet; thence go along the arc of said curve having a radius of 325.00 feet through a central angle of 11 degrees 55 minutes 47 seconds for a distance of 67.67 feet (chord bearing North 63 degrees 59 minutes 00 seconds East, chord distance of 67.55 feet); thence go North 69 degrees 56 minutes 52 seconds East, for a distance of 303.11 feet to the point of curvature of a curve having a radius of 575.00 feet being concaved Northwest; thence go along the arc of said curve having a radius of 575.00 feet through a central angle of 30 degrees 51 minutes 50 seconds for a distance of 309.74 feet (chord bearing North 54 degrees 30 minutes 57 seconds East, chord distance 306.01 feet); thence go North 39 degrees 05 minutes 02 seconds East, for a distance of 86.96 feet to the point of curvature of a non tangent curve being concaved Southeast, having a radius of 417.30 feet of which the radius point lies South 50 degrees 55 minutes 02 seconds East, a radial distance of 417.30 feet; thence go along the arc of said curve having a radius of 417.30 feet through a central angle of 11 degrees 32 minutes 07 seconds for a distance of 84.01 feet (chord bearing North 44 degrees 51 minutes 02 seconds East, chord distance of 83.87 feet); to the point of curvature of a non tangent curve being concaved South, having a radius of 454.51 feet of which the radius point lies South 39 degrees 22 minutes 54 seconds East, a radial distance of 454.51 feet; thence go along the arc of said curve having a radius of 454.51 feet through a central angle of 76 degrees 48 minutes 50 seconds for a distance of 609.34 feet (chord bearing North 89 degrees 01 minutes 31 seconds East, chord distance of 564.72 feet) to the point of curvature of a non tangent curve being concaved North, having a radius of 340.00 feet of which the radius point lies North 37 degrees 25 minutes 57 seconds East, a radial distance of 340.00 feet; thence go along the arc of said curve having a radius of 340.00 feet through a central angle of 38 degrees 25 minutes 49 seconds for a distance of 228.05 feet (chord bearing South 71 degrees 46 minutes 58 seconds East, chord distance of 223.80 feet) to the point of reverse curvature of a curve having a radius of 440.00 feet being concaved South; thence go along the arc of said curve having a radius of 440.00 feet through a central angle of 08 degrees 22 minutes 26 seconds for a distance of 64.31 feet (chord bearing South 86 degrees 48 minutes 39 seconds East, chord distance 64.25 feet); thence go North 04 degrees 22 minutes 22 seconds East, for a distance of 126.50 feet; thence go South 88 degrees 58 minutes 25 seconds East, for a distance of 228.88 feet; thence go South 58 degrees 24 minutes 17 seconds East, for a distance of 78.07 feet; thence go North 80 degrees 11 minutes 35 seconds East, for a distance of 103.24 feet; thence go North 38 degrees 47 minutes 38 seconds East, for a distance of 140.61 feet; thence go North 21 degrees 24 minutes 26 seconds East, for a distance of 66.99 feet; thence go North 07 degrees 02 minutes 42 seconds East, for a distance of 45.10 feet; thence go North 39 degrees 25 minutes 48 seconds East, for a distance of 116.66 feet; thence go North 68 degrees 27 minutes 57 seconds East, for a distance of 132.84 feet; thence go North 42 degrees 35 minutes 42 seconds East, for a distance of 85.16 feet; thence go North 37 degrees 06 minutes 00 seconds East, for a distance of 99.63 feet; thence go North 80 degrees 00 minutes 39 seconds West, for a distance of 129.60 feet; thence go South 36 degrees 54 minutes 50 seconds West, for a distance of 206.65 feet; thence go North 65 degrees 01 minutes 26 seconds West, for a distance of 146.03 feet; thence go North 37 degrees 11 minutes 07 seconds West, for a distance of 134.89 feet; thence go North 15 degrees 44 minutes 43 seconds East, for a distance of 124.84 feet; thence go North 02 degrees 33 minutes 31 seconds West, for a distance of 239.81 feet; thence go North 19 degrees 10 minutes 28 seconds West, for a distance of 216.02 feet; thence go North 50 degrees 58 minutes 39 seconds East, for a distance of 114.26 feet; thence go South 67 degrees 23 minutes 48 seconds East, for a distance of 236.46 feet; thence go South 75 degrees 23 minutes 06 seconds East, for a distance of 327.04 feet; thence go North 80 degrees 50 minutes 26 seconds East, for a distance of 92.32 feet; thence go South 88 degrees 56 minutes 36 seconds East, for a distance of 166.88 feet; thence go South 54 degrees 45 minutes 16 seconds East, for a distance of 126.20 feet; thence go South 09 degrees 52 minutes 22 seconds West, for a distance of 99.71 feet; thence go North 88 degrees 19 minutes 41 seconds East, for a distance of 636.32 feet; thence go South 46 degrees 20 minutes 37 seconds East, for a distance of 352.99 feet; thence go South 86 degrees 26 minutes 23 seconds East, for a distance of 343.93 feet; thence go South 54 degrees 46 minutes 03 seconds East, for a distance of 278.52 feet; thence go South 27 degrees 06 minutes 56 seconds East, for a distance of 278.67 feet; thence go South 02 degrees 49 minutes 52 seconds West, for a distance of 496.32 feet; thence go South 35 degrees 26 minutes 48 seconds West, for a distance of 671.37 feet; thence go South 10 degrees 32 minutes 18 seconds East, for a





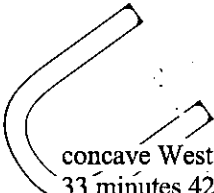
distance of 1,071.40 feet; thence go South 20 degrees 14 minutes 26 seconds West, for a distance of 621.48 feet; thence go South 72 degrees 33 minutes 05 seconds East, for a distance of 168.01 feet; thence go South 32 degrees 55 minutes 42 seconds East, for a distance of 198.60 feet; thence go South 27 degrees 28 minutes 22 seconds West, for a distance of 140.96 feet; thence go South 83 degrees 57 minutes 35 seconds West, for a distance of 349.84 feet; thence go South 38 degrees 57 minutes 49 seconds West, for a distance of 286.12 feet; thence go South 66 degrees 44 minutes 08 seconds West, for a distance of 279.47 feet; thence go South 30 degrees 13 minutes 04 seconds West, for a distance of 105.85 feet; thence go South 08 degrees 45 minutes 10 seconds East, for a distance of 42.95 feet; thence go South 31 degrees 31 minutes 34 seconds East, for a distance of 51.89 feet; thence go South 16 degrees 01 minutes 59 seconds East, for a distance of 100.38 feet; thence go South 30 degrees 55 minutes 44 seconds West, for a distance of 162.21 feet; thence go South 02 degrees 17 minutes 01 seconds West, for a distance of 125.34 feet; thence go North 87 degrees 42 minutes 59 seconds West, for a distance of 3,783.28 feet to the point of beginning.

Said described parcel of land being situated in Sections 21 and 22, Township-2-North, Range-29-west, Santa Rosa County, Florida.

Parcel 1C:

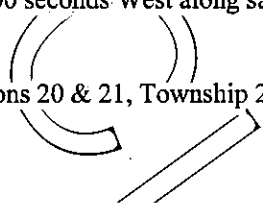


Commence at a railroad spike at the Southwest corner of Section 21, Township 2 North, Range 29 West, Santa Rosa County, Florida; thence go North 02 degrees 04 minutes 52 seconds East along the West line of Section 21, for a distance of 24.63 feet to a 1/2" capped iron rod, number 7174, at an intersection with the North right of way line of Luther Fowler Road (apparent 50' wide county maintenance claim), for the point of beginning; thence continue North 02 degrees 04 minutes 52 seconds East along the West line of Section 21, for a distance of 4036.22 feet to a 1/2" capped iron rod, number 7174, at the Southeast corner of the Northeast quarter of the Northeast quarter of Section 20, Township 2 North, Range 29 West, Santa Rosa County, Florida; thence go North 87 degrees 35 minutes 31 seconds West along the South line of said Northeast quarter of the Northeast quarter of Section 20, for a distance of 1346.09 feet to a 1/2" capped iron rod, number 7174, at the Southwest corner of said Northeast quarter of the Northeast quarter of Section 20; thence go North 02 degrees 09 minutes 56 seconds East along the West line of said Northeast quarter of the Northeast quarter of Section 20, for a distance of 1350.19 feet to a 1/2" capped iron rod, number 7174, on the North line of Section 20; thence go South 87 degrees 44 minutes 35 seconds East along the North line of said Section 20, for a distance of 1344.17 feet to a 4. X 4" plain concrete monument, at the Northeast corner of Section 21; thence go South 86 degrees 43 minutes 02 seconds East for a distance of 2963.82 feet; thence departing said the North line of said Section 21, go South 02 degrees 21 minutes 29 seconds West for a distance of 2640.12 feet; to the point of curvature of a non tangent curve being concave Northeast, having a radius of 575.00 feet of which the radius point lies North 20 degrees 16 minutes 47 seconds East, a radial distance of 575.00 feet; thence go along the arc of said curve having a radius of 575.00 feet through a central angle of 05 degrees 56 minutes 08 seconds for a distance of 59.57 feet (chord bearing North 66 degrees 45 minutes 09 seconds West, chord distance of 59.54 feet) to the point of reverse curvature of a curve having a radius of 825.00 feet being concave South; thence go along the arc of said curve having a radius of 825.00 feet through a central angle of 28 degrees 48 minutes 08 seconds for a distance 414.72 feet (chord bearing North 78 degrees 11 minutes 10 seconds West, chord distance 410.37 feet); to the point of reverse curvature of a curve having a radius of 25.00 feet being concave Northeast; thence go along the arc of said curve having a radius of 25.00 feet through a central angle of 95 degrees 40 minutes 03 seconds for a distance of 41.74 feet (chord bearing North 44 degrees 45 minutes 18 seconds West, chord distance 37.06 feet) to the point of curvature of a non tangent curve being concave East, having a radius of 775.00 feet of which radius point lies South 86 degrees 55 minutes 22 seconds East, a radial distance of 775.00 feet; thence along the arc of said curve having a radius of 775.00 feet through a central angle of 05 degrees 46 minutes 32 seconds for a distance of 78.12 feet (chord bearing South 00 degrees 11 minutes 22 seconds West, chord distance of 78.09 feet); thence go North 85 degrees 17 minutes 36 seconds East, for a distance of 11.71 feet; thence go North 90 degrees 00 minutes 00 seconds East, for a distance of 56.33 feet; to a point of curvature of a curve having a radius of 770.50 feet being concave South; thence go along the arc of said curve having a radius of 770.50 feet through a central angle of 10 degrees 55 minutes 21 seconds for a distance of 146.88 feet (chord bearing South 84 degrees 32 minutes 21 seconds East, chord distance 146.66 feet) to the point of compound curvature of a curve having a radius of 25.00 feet being concave Southwest; thence go along the arc of said curve having a radius of 25.00 feet through a central angle of 94 degrees 06 minutes 31 seconds for a distance of 41.06 feet (chord bearing South 32 minutes 01 minutes 22 seconds East, chord distance 36.60 feet); thence go South 15 degrees 02 minutes 20 seconds West, for a distance of 4.07 feet to the point of curvature of a curve having a radius of 359.00 feet being concave East; thence go along the arc of said curve having a radius of 359.00 feet through a central angle of 36 degrees 24 minutes 02 seconds for a distance of 228.08 feet (chord bearing South 03 degrees 09 minutes 38 seconds East, chord distance 224.26 feet) to the point of reverse curvature of a curve having a radius of 375.00 feet being



concave West; thence, go along the arc of said curve having a radius of 375.00 feet through a central angle of 44 degrees 33 minutes 42 seconds for a distance of 291.66 feet (chord bearing South 00 degrees 55 minutes 10 seconds West, chord distance 284.36 feet) to the point of reverse curvature of a curve having a radius of 1088.21 feet being concave East, thence go along arc of said curve having a radius of 1088.21 feet through a central angle of 42 degrees 48 minutes 23 seconds for a distance of 813.02 feet (chord bearing South 01 degrees 47 minutes 49 seconds West, chord distance 794.24 feet) to the point of reverse curvature of a curve having a radius of 596.66 feet being concave West, thence go along the arc of said curve having a radius of 596.66 feet through a central angle of 32 degrees 10 minutes 25 seconds for a distance of 335.04 feet (chord bearing South 03 degrees 31 minutes 10 seconds East, chord distance 330.86 feet) to the point of reverse curvature of a curve having a radius of 807.60 feet being concave East; thence go along the arc of said curve having a radius of 807.60 feet through a central angle of 30 degrees 57 minutes 20 seconds for a distance of 436.33 feet (chord bearing South 02 degrees 54 minutes 37 seconds East, chord distance 431.04 feet) to the point reverse curvature of a curve having a radius of 623.92 feet being concave West; thence go along the arc of said curve having a radius of 623.92 feet through a central angle of 27 degrees 25 minutes 47 seconds for a distance of 298.69 feet (chord bearing South 04 degrees 40 minutes 25 seconds East, chord distance 295.85 feet); thence go South 09 degrees 02 minutes 28 seconds West. For a distance of 24.27 feet to the point of curvature of a curve having a radius of 25.00 feet being concave Northwest; thence go along the arc of said curve having a radius of 25.00 feet through a central angle of 89 degrees 45 minutes 22 seconds for a distance of 39.16 feet (chord bearing South 53 degrees 55 minutes 09 seconds West, chord distance 35.28 feet) to the point of reverse curvature of a curve having a radius of 1025.00 feet being concave South; thence go along the arc of said curve having a radius of 1025.00 feet through a central angle of 06 degrees 35 minutes 31 seconds for a distance of 117.93 feet (chord bearing North 84 degrees 47 minutes 34 seconds West, chord distance 117.86 feet); thence North 88 degrees 05 minutes 19 seconds West for a distance of 224.84 feet; thence go South 01 degrees 59 minutes 53 seconds West for a distance of 306.56 feet to the North right-of-way line of Luther Fowler Road (50' right-of-way); thence go North 87 degrees 35 minutes 00 seconds West along said North right-of-way line for a distance of 2462.04 feet to the point of beginning.

The above described parcel is situated in Sections 20 & 21, Township 2 North, Range 29 West, Santa Rosa County, Florida.

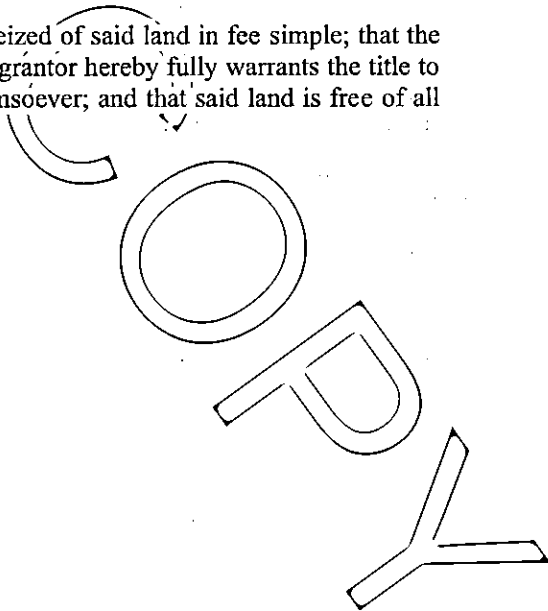


Portion of the following Parcel Identification Numbers: 27-2N-29-0000-00300-0000, 26-2N-29-0000-00100-0000, 23-2N-29-0000-00103-0000, 22-2N-29-0000-00100-0000, 21-2N-29-0000-00100-0000, 20-2N-29-0000-00100-0000, 17-2N-29-0000-00100-0000, 16-2N-29-0000-00101-0000, 15-2N-29-0000-00100-0000

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any; and permitted exceptions as stated on Exhibit "B" attached hereto;

To Have and to Hold, the same 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 whosoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2020.



In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

JUBILEE INVESTMENT HOLDINGS, LLC
A Georgia limited liability company

BY: Strategic Jubilee Holdings, LLC
A Georgia limited liability company
In Its capacity as Manager

BY: Strategic Securities Holdings, LLC
A Georgia limited liability company
In Its capacity as Manager

BY: [Signature]
James W. Freeman, Manager

Signed in the presence of the following (2) witnesses:

1. [Signature]
Witness Signature
1. Witness Print Name: Michael Viscusi

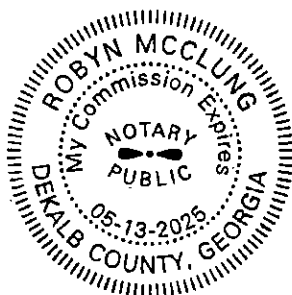
2. [Signature]
Witness Signature
2. Witness Print Name: Michael W. McClelland

State of Georgia
County of Dekalb

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on July 26, 2021, James W. Freeman, who is Manager of Strategic Securities Holdings, LLC, a Georgia limited liability company acting in its capacity as Manager of Strategic Jubilee Holdings, LLC, a Georgia limited liability company acting in its capacity as Manager of Jubilee Investment Holdings LLC, a Georgia limited liability company. He is personally known to me or who has produced a valid drivers license as identification.

[Signature]
NOTARY PUBLIC
Printed Name of Notary Robyn McClung
My Commission Expires: 5-13-25

SEAL



*by means of physical presence
or online notarization

COPY

Exhibit "B"
Permitted Title Exceptions

Any rights, interests, or claims of parties in possession of the land not shown by the public records.

Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.

Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, or was previously under water.

Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority.

Any minerals or mineral rights leased, granted or retained by current or prior owners.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable.

Perpetual Easement Right-of-Way as set forth in Order of Taking recorded in Deed Book 158, Page 466 and Deed Book 160, Page 47, together with Easement granted to Gulf Power Corporation recorded in Deed Book 161, Page 456 and Book 251, Page 230; as affected by Gulf Power Company's Notice/Affidavit Regarding its Electric Transmission Line Right of Way recorded in OR Book 3352, Page 1343.

Mineral and Royalty Deed recorded in OR Book 1889, Page 113.

The terms, provisions and conditions contained in that certain Surface Use Restrictions Agreement recorded in OR Book 1895, Page 186.

Terms, conditions and other provisions contained in Preliminary Development Agreement for a Development of Regional Impact known as Jubilee, as evidenced by Notice recorded in OR Book 2687, Page 1764.

Blanket Easement granted to Bellsouth Telecommunications, Inc. recorded in OR Book 2754, Page 137.

Easement granted to Bellsouth Telecommunications, Inc. recorded in OR Book 2754, Page 141.

Easements, terms, conditions and other provisions contained in Conservation Easement Deed recorded in OR Book 2792, Page 1867.

Bill of Sale for Tangible Personal Property recorded in OR Book 2849, Page 1296, together with Notice of Ownership recorded in OR Book 2859, Page 602.

UNRECORDED

Terms, conditions, obligations and other provisions of the Contrada Hills Community Development District as set forth in Notice of Establishment of The Contrada Hills Community Development District recorded in OR Book 2892, Page 1294.

The terms and provisions of that certain unrecorded Consent Order entered into by and among the State of Florida Department of Environmental Protection, The Board of Trustees of the Internal Improvement Trust Fund and R.E. Loans, LLC in the matter before the State of Florida Department of Environmental Protection, in the Office of the Northwest District, OGC File No. 093948 captioned "State of Florida Department of Environmental Protection and The Board of Trustees of the Internal Improvement Fund, Complainants vs. R.E. Loans, LLC, a California limited liability company, Respondent, as affected by (i) that certain unrecorded Assignment and Assumption of Consent Order dated as of August 4, 2014 by and between R.E. Loans, LLC and R.E. Future Florida, LLC as acknowledged by State of Florida Department of Environmental Protection, and (ii) that certain unrecorded Consent and Joinder to Consent Order dated as of August 4, 2014 executed by R.E. Future Florida, LLC, as disclosed by that certain Notice of Sale of Property and Assumption of Consent Order recorded April 2, 2015 in OR Book 3418, Page 1155.

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