

# Corporate Warranty Deed

This Indenture, made , August 15, 2022 A.D.

**Between**  
L.E.A.D. Academy Classical School, Inc., a Florida Corporation whose post office address is: 7121 Chumuckla Highway, Pace, Florida 32571, Grantor and 4106 Berryhill, LLC, a Florida Limited Liability Company whose post office address is: 642678 Deer Run Blvd., Pace, Florida 32571, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00 ), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, conveyed, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Santa Rosa, State of Florida, to wit:

See Attached Exhibit "A"

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel Identification Number: 28-2N-29-0000-00507-0000

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 whomsoever; and that said land is free of all encumbrances, subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby reimposed. Subject also to oil, gas and mineral reservations of record.

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.

L.E.A.D. Academy Classical School, Inc., a Florida Corporation

By: Henry F. Lay  
Henry F. Lay, President

Signed and Sealed in Our Presence:

William E Farrington II  
Witness Print Name: William E Farrington II

Tanjia Brown  
Witness Print Name: Tanjia Brown

State of Florida  
County of Escambia

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 15th day of August, 2022, by Henry F. Lay, the President of L.E.A.D. Academy Classical School, Inc., a Florida Corporation. He is personally known to me or has produced William E Farrington II as identification.



WILLIAM E FARRINGTON II  
Commission # GG 240087  
Expires November 1, 2022  
Bonded Thru Budget Notary Services

William E Farrington II (Seal)  
Notary Public  
Notary Printed Name:

My Commission Expires::

Prepared by:  
William E. Farrington, II  
Wilson, Harrell, Farrington, Ford, et.al., P.A.,  
307 South Palafox Street  
Pensacola, Florida 32502  
File Number: 1-58294

Exhibit "A"

PARCEL #1:

Commence at the Southeast corner of Section 28, Township 2 North, Range 29 West, Santa Rosa County, Florida, thence run North 89 degrees 35 minutes 53 seconds West along the South line of said Section 28 a distance of 650.73 feet, thence run North 03 degrees 53 minutes 01 seconds East a distance of 95.98 feet to an intersection with the Northerly right of way line of Berryhill Road (State Road S-184-A, 100 foot right of way) thence run North 89 degrees 18 minutes 47 seconds West along said Northerly right of way line a distance of 394.02 feet to the Point of Beginning, thence continue North 89 degrees 18 minutes 47 seconds West along said Northerly right of way line a distance of 150.00 feet to the Southwest corner of that certain Parcel of land as recorded in Official Records Book 1847, Page 149 of the Public Records of said county, thence depart said Northerly right of way line North 04 degrees 04 minutes 07 seconds East along the West line of said Official Records Book 1847, Page 149 a distance of 290.40 feet, thence run South 89 degrees 18 minutes 47 seconds East a distance of 150.00 feet, thence run South 04 degrees 04 minutes 07 seconds West a distance of 290.40 feet to the Point of Beginning.

PARCEL #2:

Commence at the Southeast corner of Section 28, Township 2 North, Range 29 West, Santa Rosa County, Florida, thence run North 89 degrees 35 minutes 53 seconds West along the South line of said Section 28 a distance of 650.73 feet, thence run North 03 degrees 53 minutes 01 seconds East a distance of 95.98 feet to an intersection with the Northerly right of way line of Berryhill Road (State Road S-184-A, 100 foot right of way) thence run North 89 degrees 18 minutes 47 seconds West along said Northerly right of way line a distance of 394.02 feet, thence depart said right of way go North 04 degrees 04 minutes 07 seconds East a distance of 290.40 feet for the Point of Beginning, thence North 89 degrees 18 minutes 47 seconds West a distance of 150.00 feet to the East line of property described in Official Records Book 1847, Page 149 of the Public Records of said county, thence North 04 degrees 04 minutes 07 seconds East along the West line of said Official Records Book 1847, Page 149 a distance of 210.43 feet, thence depart said East line go South 89 degrees 19 minutes 01 seconds East a distance of 150.00 feet, thence South 04 degrees 04 minutes 07 seconds West a distance of 210.44 feet to the Point of Beginning.

PARCEL #3

Commence at the Southeast corner of Section 28, Township 2 North, Range 29 West, Santa Rosa County, Florida; thence run North 89 degrees 35 minutes 53 seconds West along the South line of said Section 28 a distance of 650.73 feet; thence depart said South line North 03 degrees 53 minutes 01 seconds East a distance of 95.98 feet to an intersection with the Northerly right of way line of State Road S-184-A (Berryhill Road 100 foot right of way); thence run North 89 degrees 18 minutes 47 seconds West along said Northerly right of way line a distance of 15.02 feet to an intersection with the West right of way line of T.R. Robinson Road (30 foot right of way); thence depart said Northerly right of way line and run North 03 degrees 53 minutes 01 seconds East along said Westerly right of way line a distance of 227.98 feet to the Point of Beginning; thence depart said Westerly right of way line and run North 89 degrees 21 minutes 37 seconds West a distance of 165.16 feet; thence run South 05 degrees 41 minutes 18 seconds West a distance of 60.00 feet to an intersection with the North line of that certain Parcel as described in Official Records Book 2113, Page 1333, of the Public Records of said county; thence run North 89 degrees 18 minutes 48 seconds West along said North right of way a distance of 92.41 feet to the Northwest corner of said Official Records Book 2113, Page 1333; thence depart said North line and run North 04 degrees 04 minutes 07 seconds East along a Northerly extension of the West line of said Official Records Book 2113, Page 1333, a distance of 332.90 feet to an intersection with the South line of Abernathy, a subdivision of a portion of said Section 28 as recorded in Plat Book-10, at Pages 77 and 78, of the Public Records of said county; thence depart said Northerly extension and run South 89 degrees 20 minutes 24 seconds East along said South line a distance of 259.98 feet to the Westerly right of way line of the aforesaid T.R. Robinson Road at the Northwest corner of that certain right of way and access easement as described in Official Records Book 1847, Page 148, of the Public Records of said county; thence depart said South line and run South 04 degrees 15 minutes 04 seconds West along said Westerly right of way line a distance of 247.56 feet to a Point of Intersection; thence continue along said Westerly right of way line South 03 degrees 53 minutes 01 seconds West a distance of 25.49 feet to the Point of Beginning, said Parcel lying in and being a portion of Section 28, Township 2 North, Range 29 West, Santa Rosa County, Florida.

Along and together with that certain Parcel as described in Official Records Book 1847, Page 148, of the Public Records of said county:

Commence at the Southeast corner of Section 28, Township 2 North, Range 29 West, Santa Rosa County, Florida; thence run North 89 degrees 35 minutes 53 seconds West along the South line thereof, a distance of 650.73 feet; thence depart said South Section line and run North 03 degrees 53 minutes 01 seconds East, a distance of 95.98 feet to the Northerly right of way line of Berryhill Road, also known as State Road Number S-184-A (100 foot right of way) and the Point of Beginning; thence run North 89 degrees 18 minutes 47 seconds West along said right of way a distance of 15.02 feet to the intersection of said Northerly right of way and the apparent Westerly right of way of T.R. Robinson Road (apparent right of way 30.00 foot); thence run North 03 degrees 53 minutes 01 seconds East along said Westerly right of way a distance of 253.42 feet; thence continue along said right of way North 04 degrees 15 minutes 27 seconds East, a distance of 247.46 feet; thence depart said Westerly right of way and run South 89 degrees 19 minutes 05 seconds East, a distance of 15.03 feet to the centerline of said T.R. Robinson Road; thence run South 04 degrees 15 minutes 27 seconds West along said centerline, a distance of 248.35 feet; thence continue along said centerline South 03 degrees 53 minutes 01 seconds West, a distance of 252.54 feet to the Point of Beginning.

LESS AND EXCEPT THE FOLLOWING PARCEL:

Commence at the Southeast corner of Section 28, Township 2 North, Range 29 West, Santa Rosa County, Florida; thence run north 89 degrees 35 minutes 53 Seconds West along the south line of said Section 28 a distance of 650.73 feet; thence depart said south line, North 03 degrees 53 minutes 01 seconds East a distance of 95.98 feet to an intersection with the Northerly right of way line of State Road S-184-A (Berryhill Road 100' R/W); thence run North 89 degrees 18 minutes 47 second West along said Northerly right of way line a distance of 15.02 feet to an intersection with the west right of way line of T.R. Robinson Road (30' R/W); thence depart said Northerly right of way line and run North 03 degrees 53 minutes 01 seconds East along said Westerly right of way line a distance of 227.98 feet to the Point of Beginning; thence depart said Westerly right of way line and run North 89 degrees 21 minutes 37 seconds West a distance of 165.16 feet; thence run North 05 degrees 41 minutes 18 seconds East a distance of 59.87 feet; thence run South 84 degrees 43 minutes 11 seconds East a distance of 163.20 feet to the Westerly right of way line of the aforesaid T.R. Robinson Road; thence run South 04 degrees 15 minutes 04 seconds West along said Westerly right of way line a distance of 21.02 feet to a point of intersection; thence continue along said Westerly right of way line South 03 degrees 53 minutes 01 seconds West a distance of 25.49 feet to the Point of Beginning; said parcel lying in and being a portion of Section 28, Township 2 North, Range 29 West, Santa Rosa County, Florida.

PARCEL #4

Commence at the Southeast corner of Section 28, Township 2 North, Range 29 West, Santa Rosa County, Florida; thence run North 89 degrees 35 minutes 53 seconds West along the South line thereof, a distance of 650.73 feet; thence depart said South Section line and run North 03 degrees 53 minutes 01 seconds East, a distance of 95.98 feet to the Northerly right of way line of Berryhill Road, also known as State Road Number S-184-A (Berryhill Road 100 foot right of way); thence run North 89 degrees 18 minutes 47 seconds West along said right of way a distance of 15.02 feet to the intersection of said Northerly right of way and the apparent Westerly right of way of T.R. Robinson Road (30 foot right of way); thence continue North 89 degrees 18 minutes 47 seconds West along said Northerly right of way line a distance of 260.00 feet to the Southwest corner of that certain Parcel as recorded in Official Records Book 2113, Page 1333 of the Public Records of said county for the Point of Beginning; thence continue North 89 degrees 18 minutes 47 seconds West along said Northerly right of way line a distance of 118.96 feet to the Southeast corner of that certain Parcel as described in Official Records Book 3346, Page 629, of the Public Records of said county; thence depart said Northerly right of way line and run North 04 degrees 04 minutes 07 seconds East along the East line of said Official Records Book 3346, Page 629, a distance of 500.84 feet to an intersection with the South line of Abernathy, a subdivision of a portion of said Section 28, as recorded in Plat Book 10, at Pages 77 and 78, of the Public Records of said county at the Northeast corner of said Official Records Book 3346, Page 629; thence depart said East line and run South 89 degrees 20 minutes 24 seconds East along said South line a distance of 118.96 feet to an intersection with a Northerly extension of the West line of the aforesaid Official Records Book 2113, Page 1333; thence depart said South line and run South 04 degrees 04 minutes 07 seconds West along said Northerly extension to and along the West line of said Official Records Book 2113, Page 1333, a distance of 500.91 feet to the Point of Beginning said Parcel lying in and being a portion of Section 28, Township 2 North, Range 29 West, Santa Rosa County, Florida.

File Number: 1-58294

STATE OF FLORIDA  
COUNTY OF SANTA ROSA

ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Santa Rosa County Ordinance No. 2000-09 sellers of residential lots are required to disclose to buyers whether a road will be maintained by Santa Rosa County. SANTA ROSA COUNTY WILL NOT ACCEPT FOR MAINTENANCE ANY ROADWAYS NOT BUILT OR IMPROVED TO MEET COUNTY STANDARDS. Ordinance 2000-09 requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Santa Rosa County, Florida.

Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as acknowledgement by the County of the veracity of any disclosure statement. This disclosure is not for the purpose of confirming that the subject property actually abuts the roadway. Only a survey can provide such confirmation.

SANTA ROSA COUNTY  HAS ACCEPTED  HAS NOT ACCEPTED

NAME OF ROADWAY: Berryhill Road

LEGAL ADDRESS OF PROPERTY: 4106 Berryhill Road


FOR  DIRT ROAD MAINTENANCE  -PAVED ROAD MAINTENANCE

The foregoing information has been furnished by the Public Works Department of Santa Rosa County, Florida, on this the 9th day of August (2022)

[Signature]  
Andrew Hill  
Assistant Public Works Director

SELLER: [Signature]  
Name: Henry F. Lay  
LEAD Academy Classical School, Inc. a FL corp.


The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this the 15th day of August, 2022 by Henry F. Lay, who is personally known to me or who has produced [Signature] FL as identification and who did not take an oath.

 WILLIAM E FARRINGTON II  
Commission # GG 240087  
Expires November 1, 2022  
Bonded Thru Budget Notary Services

[Signature]  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_  
Commission No.: \_\_\_\_\_

BUYER: [Signature]  
Name: 4106 Berryhill LLC

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this the 15th day of August, 2022 by J. James Fankh, MGR-4106 Berryhill, LLC, who is personally known to me or who has produced [Signature] FL as identification and who did not take an oath.

 WILLIAM E FARRINGTON II  
Commission # GG 240087  
Expires November 1, 2022  
Bonded Thru Budget Notary Services

[Signature]  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_  
Commission No.: \_\_\_\_\_