

This instrument was prepared by and should be returned to:
Garvin B. Bowden, Attorney
Gardner, Bist, Bowden, Dee,
LaVia, Wright, Perry & Harper, P.A.
1300 Thomaswood Drive
Tallahassee, FL 32308
File Number: 22.2208

Parcel Identification No.:
18-1N-29-0000-00206-0000

WARRANTY DEED

Pace Commercial Properties LLC, a Florida limited liability company, whose address is 5797 Highland Lake Drive, Milton, Florida 32583, hereinafter referred to as Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations received from **Teramore Development, LLC**, a Georgia limited liability company, whose address is Post Office Box 6460, Thomasville, Georgia 31758, hereinafter referred to as Grantee, hereby, on this 2nd day of March, 2023, conveys to the Grantee that real property located in Santa Rosa County, Florida, described as follows:

ALL OF THAT TRACT OR PARCEL OF LAND LYING AND BEING IN SECTION 18, TOWNSHIP 1 NORTH, RANGE 29 WEST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A MAG NAIL WITH WASHER, STAMPED 5170 AT THE NORTHEAST CORNER OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 29 WEST, AND GO SOUTH 02 DEGREES 34 MINUTES 38 SECONDS WEST ALONG THE EAST LINE OF SECTION 18 FOR A DISTANCE OF 905.81 FEET TO A POINT; THENCE LEAVING THE EAST LINE OF SECTION 18 GO NORTH 87 DEGREES 29 MINUTES 46 SECONDS WEST FOR A DISTANCE OF 50.19 FEET TO A 1/2" REBAR FOUND CAPPED FL-LB AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF WOODBINE ROAD/STATE ROAD 197-A (R/W VARIES) AND THE NORTHERLY RIGHT-OF-WAY LINE OF PEARL RIDGE ROAD (50' R/W), SAID POINT BEING THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING GO NORTH 87 DEGREES 30 MINUTES 27 SECONDS WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF PEARL RIDGE ROAD FOR A DISTANCE OF 532.03 FEET TO A 1/2" REBAR FOUND; THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF PEARL RIDGE ROAD GO NORTH 10 DEGREES 11 MINUTES 39 SECONDS EAST ALONG A COMMON PROPERTY LINE WITH LAMAR TED RHODES PROPERTY FOR A DISTANCE OF 176.75 FEET TO A 5/8" REBAR SET CAPPED LB#8367; THENCE GO SOUTH 88 DEGREES 06 MINUTES 33 SECONDS EAST FOR A DISTANCE OF 399.73 FEET TO A 5/8" REBAR SET CAPPED LB#8367; THENCE GO NORTH 01 DEGREES 47 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 41.71 FEET TO A 5/8" REBAR SET CAPPED LB#8367; THENCE GO SOUTH 87 DEGREES 12 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 124.67 FEET TO 5/8" REBAR SET CAPPED LB#8367 ON THE WESTERLY RIGHT-OF-WAY LINE OF WOODBINE ROAD/STATE ROAD 197-A; THENCE GO ALONG THE WESTERLY RIGHT-OF-WAY LINE OF WOODBINE ROAD/STATE ROAD 197-A THE

FOLLOWING CALLS, SOUTH 02 DEGREES 34 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 3.52 FEET TO A 1/2" REBAR FOUND CAPPED FL-LB; THENCE GO SOUTH 89 DEGREES 35 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 15.07 FEET TO A 5/8" REBAR SET CAPPED LB#8367; THENCE GO SOUTH 02 DEGREES 37 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 216.14 FEET TO A 1/2" REBAR FOUND CAPPED FL-LB AND THE POINT OF BEGINNING. SAID TRACT CONTAINS 2.2275 ACRES ~ 97,031 SQ.FT.

SUBJECT to taxes for the year 2023 and subsequent years, easements and restrictive covenants of record, if any, which specifically are not reimposed or extended hereby;

and the Grantor covenants that the property is free of all encumbrances, except as above stated; that lawful seisin of and good right to convey that property are vested in the Grantor; and that the Grantor fully warrants the title to the property and will defend the same against the lawful claims of all persons whomsoever. The terms Grantor and Grantee shall be deemed to include both the singular and plural where appropriate, and where the masculine gender is used, it shall include masculine, feminine or neuter, where appropriate.

IN WITNESS WHEREOF, the Grantor has executed this instrument the day and year first above written.

WITNESSES:

Athanasios Filios
Witness Signature

Athanasios Filios
Witness Print Name

Paul E. Salter
Witness Signature

PAUL E. SALTER
Witness Print Name

Pace Commercial Properties LLC, a Florida limited liability company

By: Todd Adamson

Its: Authorized Member

STATE OF FLORIDA
COUNTY OF LEON SANTA ROSA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1st day of March, 2023, by **Todd Adamson**, as Authorized Member of Pace Commercial Properties LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced as identification.

[seal]



PAUL E. SALTER
Commission # HH 213908
Expires May 5, 2026

Todd Adamson
NOTARY PUBLIC
My Commission Expires: 5/5/26