

UNRECORDED

RECORDING REQUESTED BY AND UPON RECORDATION RETURN TO

Kean Miller LLP
II City Plaza
400 Convention Street, Suite 700
Baton Rouge, LA 70802
Attn: Dean C. Cazenave

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED is made this 5th day of September, 2023, by BILL SALTER ADVERTISING, INC., a Florida corporation ("Grantor") in favor of TLC PROPERTIES, LLC, a Louisiana limited liability company, with a principal office address at 5321 Corporate Boulevard, Baton Rouge, Louisiana 70808 ("Grantee").

NOW THEREFORE, in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby grants, bargains, sells, conveys, assigns and delivers to Grantee the land situated in Santa Rosa County, Florida, more particularly described on Exhibit A attached hereto and incorporated herein, together with all and singular (a) buildings, improvements, facilities, and standing timber thereon and all rights and appurtenances pertaining thereto, (b) rights, ways, privileges, licenses, and easements thereunto appertaining, including, without limitation, any right, title, and interest of Grantor in and to adjacent streets, alleys, or rights-of-way, whether open or proposed, and any strips or gores between the above-described land and adjacent land, and any land lying in or under the bed of any creek, stream or waterway, in, or across, abutting or adjacent to the above-described land, (c) right, title and interest in and to all minerals and mineral rights of every kind and nature on, in or under the land, if any, and (d) rights, claims, and causes of action of any kind or character whatsoever pertaining to said land, whether real or personal in nature, accrued, current, future, contingent, known or unknown, foreseen or unforeseen (collectively, the "Property").

TO HAVE AND TO HOLD the herein described Property, together with all and singular the rights and appurtenances thereto in anyway belonging unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself and its successors and assigns, to warrant and forever defend all and singular the said premises unto Grantee, its successors and assigns against every

person whomsoever lawfully claiming, or to claim the same, or any part thereof by, through or under Grantor, but not otherwise.

MAIL TAX STATEMENTS TO:

TLC Properties, LLC
5321 Corporate Blvd
Baton Rouge, LA 70808

[Signature on following page]

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has executed this instrument to be effective as of the 5th day of September, 2023.

WITNESSES:

Name: Alex Drachman

Name: WILLIAM O. SALTER

GRANTOR:

BILL SALTER ADVERTISING, INC.

By: [Signature]

Name: William O. Salter

Title: President

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF Escambia

That on this day came before me the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, appeared in person the within named William O. Salter to me personally known, who stated that he/she is the authorized representative of BILL SALTER ADVERTISING, INC., a Florida corporation, and is duly authorized in his/her capacity to execute the foregoing instrument for and in the name and behalf of said entity, and further stated and acknowledged that he/she had so signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

personally appeared & personally known to notary public.

In testimony whereof, I have hereunto set my hand and official seal this 5th day of September, 2023.

[Signature]
Notary Public

Printed Name: _____

Notary No/Bar Roll No.: _____

My commission is: _____



WILLIAM E FARRINGTON II
Commission # HH 316196
Expires November 1, 2026

[Signatures page to Special Warranty Deed]

**EXHIBIT "A"
TO SPECIAL WARRANTY DEED**

Legal Description

All of Seller's right, title and interest in and to the following fee owned real estate:

A portion of Section 22, Township 1 North, Range 29 West, Santa Rosa County, Florida described as follows: Commence at the Northeast corner of Section 20, said corner being the common corner of fractional Sections 19, 20, & 22; thence go South 23 degrees 08 minutes 29 seconds East along the section line common to Sections 20 and 22 for a distance of 512.11 feet to the intersection of a Gulf Power Easement survey control line (map #AX-62587, sheet 6); thence go North 47 degrees 13 minutes 00 seconds East along said control line for a distance of 1080.34 feet to an existing Gulf Power Company permanent reference monument at the intersection with the center line of a Gulf Power Easement (200' R/W); thence go South 54 degrees 43 minutes 30 seconds East along said center line for a distance of 3274.47 feet to the Westerly right of way line of U.S. Highway 90 (150' R/W); thence go South 22 degrees 43 minutes 30 seconds West along said Westerly right of way line for a distance of 622 feet more or less to the Easterly shore line of Basshole Bayou; thence meander Northwesterly along said Easterly shore line for a distance of 670 feet more or less to a point of intersection with a line passing through the Point of Beginning and having a bearing of North 67 degrees 16 minutes 30 seconds West; thence go South 67 degrees 16 minutes 30 seconds East for a distance of 334 feet more or less to the Point of Beginning. The above described parcel containing 1.7 acres more or less, PIN 22-1N-29-0000-00107-0000, such parcel being conveyed by that certain Trustee's Deed, dated March 1, 1989, by and between Alice Amelia Hall, Ina Margaret Lynn and Helen Law Robinson, as surviving Trustees of the Robinson Heirs Trust, and Bill Salter Advertising, Inc., recorded on March 8, 1989, Book 1008, Page 236 of the official records of Santa Rosa County, Florida.

[Exhibit A to Special Warranty Deed]