

Prepared by and return to:
Kerry Anne Schultz
Schultz Law Group, P.L.L.C.
2777 Gulf Breeze Parkway
Gulf Breeze, FL 32563
850-754-1600
File No.: 24-00685.L

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Warranty Deed

This Warranty Deed made this 19th day of December 2024 between **SBP NAVARRE, LLC**, a Florida limited liability company, whose post office address is 201 N New York Ave., Suite 200, Winter Park, FL 32789, grantor, and **PERRETT PROPERTIES, LLC**, a Mississippi limited liability company, whose post office address is 8435 Navarre Pkwy., Navarre, FL 32566, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Santa Rosa County, Florida** to-wit:

See Attached Exhibit "A".

Subject to reservations, restrictions and easements of record which are not hereby reimposed, and any zoning ordinances.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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 claiming by, through or under the Grantor and no others; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2024**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

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Witnesses:

[Signature]

Grantor:

[Signature]

Witness Name: Jason Brooks
Witness Address: 18 Kendall Ct Hialeah
75032

SBP NAVARRE, LLC
a Florida limited liability company
By: Michael Wood, Executive Vice President of
Shrimp Basket Restaurants, LLC, a limited liability
company
Its: Member

Witness Name: John Messari
Witness Address: 201 N. New York Ave #200
Winter Park, FL 32789

State of Florida
County of orange

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19th day of December, 2024 by Michael Wood, Executive Vice President of Shrimp Basket Restaurants, LLC, a Florida limited liability company, Member of SBP NAVARRE, LLC, a Florida limited liability company, who is personally known or has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: Huney Dee Huchton

My Commission Expires: 8/28/2027

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EXHIBIT "A"

LEGAL DESCRIPTION PREPARED BY RUBEN SURVEYING & MAPPING, INC.

A 17 FOOT WIDE ACCESS EASEMENT DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 26 WEST, SANTA ROSA COUNTY, FLORIDA; THENCE GO SOUTH 89 DEGREES 04 MINUTES 39 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION FOR A DISTANCE OF 435.01 FEET TO THE NORTHEAST CORNER OF LOT CC OF CRESCENT SHORES SUBDIVISION, AS RECORDED IN PLAT BOOK A, AT PAGE 70 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE DEPARTING SAID NORTH LINE, GO SOUTH 00 DEGREES 51 MINUTES 43 SECONDS WEST ALONG THE EAST LINE OF SAID LOT CC FOR A FOR A DISTANCE OF 754.06 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 4121, AT PAGE 1621 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE DEPARTING SAID EAST LINE, GO SOUTH 58 DEGREES 55 MINUTES 37 SECONDS WEST ALONG THE NORTH LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 4121, AT PAGE 1621 FOR A DISTANCE OF 352.85 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 4121, AT PAGE 1623 OF THE PUBLIC RECORDS OF SAID COUNTY AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 58 DEGREES 55 MINUTES 37 SECONDS WEST ALONG THE NORTH LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 4121, AT PAGE 1623 FOR A DISTANCE OF 20.03 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE DEPARTING SAID NORTH LINE, GO SOUTH 00 DEGREES 51 MINUTES 43 SECONDS WEST ALONG THE WEST LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 4121, AT PAGE 1623 FOR A DISTANCE OF 365.73 FEET TO A POINT; THENCE DEPARTING SAID WEST LINE, GO SOUTH 89 DEGREES 08 MINUTES 17 SECONDS EAST A DISTANCE OF 17.00 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 4121, AT PAGE 1623; THENCE GO NORTH 00 DEGREES 51 MINUTES 43 SECONDS EAST ALONG SAID EAST LINE OF PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 4121, AT PAGE 1623 FOR A DISTANCE OF 376.33 FEET TO THE POINT OF BEGINNING. BEING A PORTION OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 26 WEST, SANTA ROSA COUNTY, FLORIDA AND CONTAINING 0.145 ACRES, MORE OR LESS.

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