

Prepared by and return to:
N. Dwayne Gray, Esq.
Zimmerman Kiser & Sutcliffe P.A.
315 East Robinson Street, Suite 600
Orlando, FL 32801
(407) 425-7010

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WARRANTY DEED

This Indenture made the 30th day of December, 2024, between BHACHU ENTERPRISES, LLC, a Florida limited liability company, whose post office address is 5272 Alhambra Valley Rd, Martinez, CA 94553, Grantor, to Colonial Oaks 1 LLC, a Florida limited liability company, whose post office address is 10393 San Diego Mission Road, Suite 110, San Diego, CA 92108, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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 Exhibit A attached hereto and incorporated herein.

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

Subject to taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

BHACHU ENTERPRISES, LLC, a Florida limited liability company

By: [Signature]
Barbara Bhachu, Manager

[Signature]
Witness Signature
Print Name: Farok Ardesher, Notary Public
Address: 1917 DEVIL VIEW PLACE
WALNUT CREEK CA 94595

[Signature]
Witness Signature
Print Name: Stephanie Garcia
Address: 190 Rolling Ridge way
Martinez CA 94553

ORIGINAL COPY

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

County of CONTRA COSTA

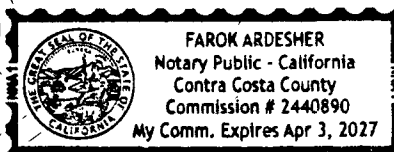
On 12/27/2024, before me, Farok Ardesher, Notary Public, a Notary Public, personally appeared BARBARA BHACHU who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under Penalty of Perjury under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Farok Ardesher
Signature of Notary

(Affix seal here)



ORIGINAL COPY

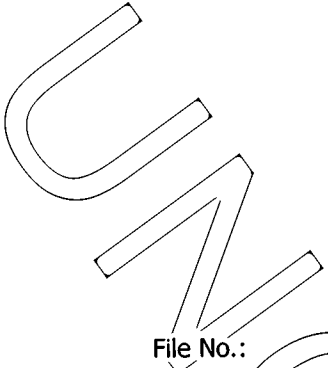


EXHIBIT 'A'

File No.: **1018853 (NC)**

Property: **3336, 3340, 3344, 3360, 3348, 3356, Colonial Oaks Drive, 3377 and 3385 Lodging Circle, Pace, FL 32571**

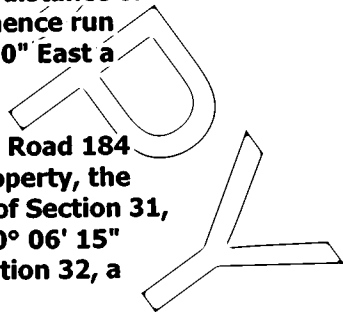
Parcel 1: That portion of Sections 31 and 32, Township 2 North, Range 29 West, Santa Rosa County, Florida, described as follows: commence at the Northeast corner of Section 31, Township 2 North, Range 29 West; thence along the East line of said section 31, run South 00° 06' 15" West for 30.00 feet; thence North 89° 08' 30" West a distance of 16.95 feet to the intersection of the South right of way line of a 30 foot gas easement and the West right of way line of State Road 197; thence continue North 89° 08' 30" West a distance of 724.49 feet for the Point of Beginning; thence continue along same course for 265.00 feet to the Easterly right of way line of State Road # 184; thence South 38° 34' 31" East along said right of way line for 258.96 feet; thence South 89° 08' 30" East for 100.51 feet; thence North 0° 51' 30" East for 200.0 feet to the Point of Beginning of this description.

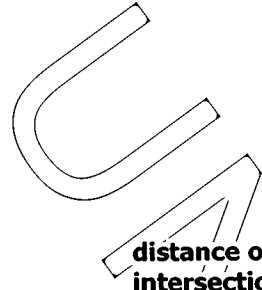
Together with an easement for ingress and egress to and from State Road 184 and for the purpose of lying utility lines, in, over and upon a 20 foot strip of property, the centerline of which is described as follows: commence at the Northeast corner of Section 31, Township 2 North, Range 29 West, Santa Rosa County, Florida; thence South 00° 06' 15" West along the East line of said section 31 and also the Western line of said section 32, a distance of 30.00 feet; thence North 89° 08' 30" West a distance of 16.95 feet to the intersection of the South right of way line of a 30 foot gas easement and the West right of way of State Road 197; thence continue North 89° 08' 30" West along said South line a distance of 989.49 feet to the Easterly right of way line of State Road 184; thence South 38° 34' 31" East along said Easterly right of way line of State Road 184 a distance of 258.95 feet to the Point of Beginning of the centerline of this 20 foot easement; thence South 89° 08' 30" East a distance of 245.52 feet to the end of said centerline.

Together with a like easement over a triangular strip of property lying Westerly of the above described 20 foot easement strip, Southerly of the Westerly extension of the North line of said easement strip, and North of the said centerline (which triangular strip exists because the said centerline intersects the Westerly right of way line at an angle).

Parcel 2: That portion of Sections 31 and 32, Township 2 North, Range 29 West, Santa Rosa County, Florida, described as follows: commence at the Northeast corner of Section 31, Township 2 North, Range 29 West; thence along the East line of said section 31, run South 00° 06' 15" West for 30.00 feet; thence run North 89° 08' 30" West a distance of 16.95 feet to the intersection of the South right of way line of a 30 foot gas easement and the West right of way line of State Road 197; thence continue North 89° 08' 30" West a distance of 579.49 feet for the Point of Beginning; thence run South 00° 51' 30" West for a distance of 200.00 feet; thence run North 89° 08' 30" West for a distance of 145.00 feet; thence run North 00° 51' 30" East for a distance of 200.00 feet; thence run South 89° 08' 30" East a distance of 145.00 feet to return to the Point of Beginning.

Together with an easement for purpose of ingress and egress to and from State Road 184 and for the purpose of laying utility lines in, over and upon a 20 foot strip of property, the centerline of which is described as follows: commence at the Northeast corner of Section 31, Township 2 North, Range 29 West, Santa Rosa County, Florida; thence South 00° 06' 15" West along the East line of said section 31 and also the Western line of said section 32, a





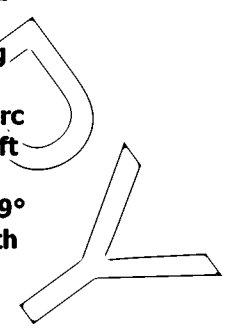
distance of 30.00 feet; thence North $89^{\circ} 08' 30''$ West a distance of 16.95 feet to the intersection of the South right of way line of a 30 foot gas easement and the West right of way of State Road 197; thence continue North $89^{\circ} 08' 30''$ West along said South line a distance of 989.49 feet to the Easterly right of way line of State Road 184; thence South $38^{\circ} 34' 31''$ East along said Easterly right of way line of State Road 184 a distance of 258.95 feet to the Point of Beginning of the centerline of this 20 foot easement; thence South $89^{\circ} 08' 30''$ East a distance of 245.52 feet to the end of said centerline.

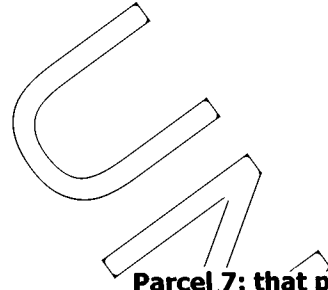
Together with a like easement over a triangular strip of property lying Westerly of the above described 20 foot easement strip, Southerly of the Westerly extension of the North line of said easement strip, and North of the said centerline (which triangular strip exists because the said centerline intersects the Westerly right of way line at an angle).

And an easement for purposes of ingress and egress to and from State Road 184 and for the purpose of laying utility lines in, over and upon a 20 foot strip of property, the centerline of which is described as follows: commencing at the Northeast corner of said section 31; thence South $00^{\circ} 06' 15''$ West along the East line of said section 31 and also the Western line of said section 32 a distance of 30 feet; thence North $89^{\circ} 08' 30''$ West a distance of 16.95 feet to the intersection of the South right of way line of a 30 foot gas easement and the West right of way line of State Road 197; thence North $89^{\circ} 08' 30''$ West along said South line a distance of 989.49 feet to the Easterly right of way line of State Road 184; thence South $38^{\circ} 34' 31''$ East along said Easterly right of way line of State Road 184 a distance of 258.95 feet; thence South $89^{\circ} 08' 30''$ East a distance of 245.52 feet for the Point of Beginning of the centerline, being 10 feet on each side of said centerline; thence continue South $89^{\circ} 08' 30''$ East a distance of 274.49 feet to the end of said centerline. All lying and being in Sections 31 and 32, Township 2 North, Range 29 West, Santa Rosa County, Florida.

Parcel 5: That portion of Sections 31 & 32, Township 2 North, Range 29 West, Santa Rosa County, Florida, described as follows: commencing at the Northeast corner of said section 31; thence South $00^{\circ} 06' 15''$ West along the East line of Section 31 & also the Western line of said section 32 a distance of 30.00 feet; thence North $89^{\circ} 08' 30''$ West a distance of 16.95 feet to the intersection of the South right of way line of a 30.0 foot gas easement and the Westerly right of way line of State Road # 197; thence Southerly along said right of way line, being a curve to the left, having a radius of 8597.71 feet, a chord bearing of North $09^{\circ} 59' 36''$ West a distance of 407.28 feet and an arc distance of 407.32 feet; thence North $89^{\circ} 08' 30''$ West a distance of 175.00 feet for the Point of Beginning; thence continue along same course for 153.00 feet; thence North $03^{\circ} 37' 33''$ West a distance of 203.58 feet; thence North $86^{\circ} 22' 27''$ East a distance of 29.04 feet; thence South $03^{\circ} 37' 33''$ East a distance of 10.0 feet; thence North $86^{\circ} 22' 27''$ East a distance of 123.49 feet; thence South $03^{\circ} 37' 33''$ East a distance of 205.54 feet to the Point of Beginning.

Parcel 6: that portion of Sections 31 & 32, Township 2 North, Range 29 West, Santa Rosa County, Florida, described as follows: commencing at the Northeast corner of said section 31; thence South $00^{\circ} 06' 15''$ West along the East line of said section 31 and also the Western line of said section 32, a distance of 30.00 feet; Thence North $89^{\circ} 08' 30''$ West a distance of 16.95 feet to the intersection of the South right of way line of a 30.0 foot gas easement and the Westerly right of way line of State Road # 197; thence Southerly along said right of way line being a curve to the left, having a radius of 8597.71 feet, a chord bearing of South $10^{\circ} 43' 39''$ East a distance of 186.98 feet; thence Southerly along the arc of said curve for 186.98 feet and Point of Beginning; said point being on a curve to the left having a radius of 8597.71 feet, a chord bearing of South $09^{\circ} 22' 13''$ East a distance of 220.33 feet; thence Southerly along the arc of said curve for 220.33 feet; thence North $89^{\circ} 08' 30''$ West for 175.00 feet; thence North $03^{\circ} 37' 33''$ West for 205.54 feet; thence North $86^{\circ} 22' 37''$ East for 152.41 feet to the Point of Beginning.





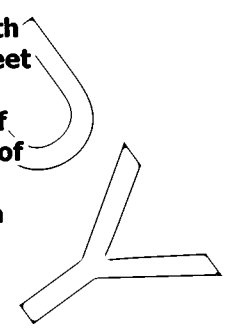
Parcel 7: that portion of Sections 31 and 32, Township 2 North, Range 29 West, Santa Rosa County, Florida, described as follows: commence at the Northeast corner of Section 31, Township 2 North, Range 29 West; thence along the East line of said section 31 run South 00° 06' 15" West for 30.00 feet; thence run North 89° 08' 30" West a distance of 16.95 feet to the intersection of the South right of way line of a 30 foot gas easement and the West right of way line of State Road 197; thence continue North 89° 08' 30" West a distance of 449.27 feet for the Point of Beginning; thence run South 00° 51' 30" West for a distance of 200.00 feet; thence run North 89° 08' 30" West for a distance of 130.22 feet; thence run North 00° 51' 30" East for a distance of 200.00 feet; thence run South 89° 08' 30" East a distance of 130.22 feet to return to the Point of Beginning.

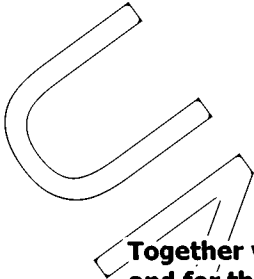
Together with an easement for purpose of ingress and egress to and from State Road 184 and for the purpose of laying utility lines in, over and upon a 20 foot strip of property, the centerline of which is described as follows: commence at the Northeast corner of Section 31, Township 2 North, Range 29 West, Santa Rosa County, Florida; thence South 00° 06' 15" West along the East line of said section 31 and also the Western line of said section 32, a distance of 30.00 feet; thence North 89° 08' 30" West a distance of 16.95 feet to the intersection of the South right of way line of a 30 foot gas easement and the West right of way of State Road 197; thence continue North 89° 08' 30" West along said South line a distance of 989.49 feet to the Easterly right of way line of State Road 184; thence South 38° 34' 31" East along said Easterly right of way line of State Road 184 a distance of 258.95 feet to the Point of Beginning of the centerline of this 20 foot easement; thence South 89° 08' 30" East a distance of 245.52 feet to the end of said centerline.

Together with a like easement over a triangular strip of property lying Westerly of the above described 20 foot easement strip, Southerly of the Westerly extension of the North line of said easement strip, and North of the said centerline (which triangular strip exists because the said centerline intersects the Westerly right of way line at an angle).

And an easement for purposes of ingress and egress to and from State Road 184 and for the purpose of laying utility lines in, over and upon a 20 foot strip of property, the centerline of which is described as follows: commencing at the Northeast corner of said section 31; thence South 00° 06' 15" West along the East line of said section 31 and also the Western line of said section 32 a distance of 30 feet; thence North 89° 08' 30" West a distance of 16.95 feet to the intersection of the South right of way line of a 30 foot gas easement and the West right of way line of State Road 197; thence North 89° 08' 30" West along said South line a distance of 989.49 feet to the Easterly right of way line of State Road 184; thence South 38° 34' 31" East along said Easterly right of way line of State Road 184 a distance of 258.95 feet; thence South 89° 08' 30" East a distance of 245.52 feet for the Point of Beginning of the centerline, being 10 feet on each side of said centerline; thence continue South 89° 08' 30" East a distance of 274.49 feet to the end of said centerline. All lying and being in Sections 31 and 32, Township 2 North, Range 29 West, Santa Rosa County, Florida.

Parcel 8: that portion of Sections 31 and 32, Township 2 North, Range 29 West, Santa Rosa County, Florida, described as follows: commence at Northeast corner of Section 31, Township 2 North, Range 29 West; thence along the East line of said section 31, run South 00° 16' 15" West for 30.00 feet; thence run North 89° 08' 30" West a distance of 16.95 feet to the intersection of the South right of way line of a 30 foot gas easement and the West right of way line of State Road 197; thence continue North 89° 08' 30" West a distance of 305.00 feet for the Point of Beginning; thence run South 00° 51' 30" West for a distance of 200.00 feet; thence run North 89° 08' 30" West for a distance of 144.27 feet; thence run North 00° 51' 30" East for a distance of 200.00 feet; thence run South 89° 08' 30" West a distance of 144.27 feet to the Point of Beginning.





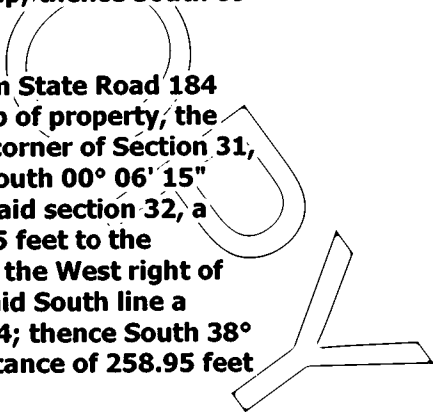
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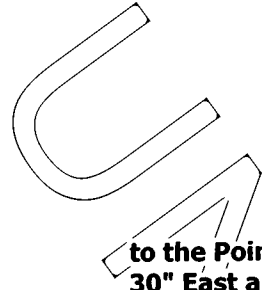
Together with a like easement over a triangular strip of property lying Westerly of the above described 20 foot easement strip, Southerly of the Westerly extension of the North line of said easement strip, and North of the said centerline (which triangular strip exists because the said centerline intersects the Westerly right of way line at an angle).

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Parcel 9: that portion of Sections 31 and 32, Township 2 North, Range 29 West, Santa Rosa County, Florida, described as follows: commence at Northeast corner of Section 31, Township 2 North, Range 29 West; thence along the East line of said section 31, run South 00° 16' 15" West for 30.00 feet; thence run North 89° 08' 30" West a distance of 16.95 feet to the intersection of the South right of way line of a 30 foot gas easement and the West right of way line of State Road # 197; thence continue North 89° 08' 30" West for 305.00 feet to an iron rod and cap; thence South 00° 51' 30" West for 200.00 feet to an iron rod and cap and Point of Beginning; thence North 86° 22' 27" East for 35.47 feet; thence South 03° 37' 33" East for 203.39 feet; thence North 89° 08' 30" West for 135.59 feet to an iron rod and cap; thence North 13° 57' 48" West 206.56 feet to an iron rod and cap; thence South 89° 08' 30" East for 137.25 feet to the Point of Beginning.

Together with an easement for purpose of ingress and egress to and from State Road 184 and for the purpose of laying utility lines in, over and upon a 20 foot strip of property, the centerline of which is described as follows: commence at the Northeast corner of Section 31, Township 2 North, Range 29 West, Santa Rosa County, Florida; thence South 00° 06' 15" West along the East line of said section 31 and also the Western line of said section 32, a distance of 30.00 feet; thence North 89° 08' 30" West a distance of 16.95 feet to the intersection of the South right of way line of a 30 foot gas easement and the West right of way of State Road 197; thence continue North 89° 08' 30" West along said South line a distance of 989.49 feet to the Easterly right of way line of State Road 184; thence South 38° 34' 31" East along said Easterly right of way line of State Road 184 a distance of 258.95 feet





to the Point of Beginning of the centerline of this 20 foot easement; thence South 89° 08' 30" East a distance of 245.52 feet to the end of said centerline.

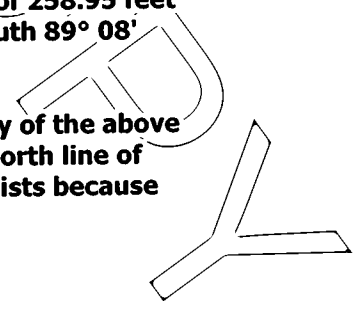
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And an easement for purposes of ingress and egress to and from State Road 184 and for the purpose of laying utility lines in, over and upon a 20 foot strip of property, the centerline of which is described as follows: commencing at the Northeast corner of said section 31; thence South 00° 06' 15" West along the East line of said section 31 and also the Western line of said section 32 a distance of 30 feet; thence North 89° 08' 30" West a distance of 16.95 feet to the intersection of the South right of way line of a 30 foot gas easement and the West right of way line of State Road 197; thence North 89° 08' 30" West along said South line a distance of 989.49 feet to the Easterly right of way line of State Road 184; thence South 38° 34' 31" East along said Easterly right of way line of State Road 184 a distance of 258.95 feet; thence South 89° 08' 30" East a distance of 245.52 feet for the Point of Beginning of the centerline, being 10 feet on each side of said centerline; thence continue South 89° 08' 30" East a distance of 274.49 feet to the end of said centerline. All lying and being in Sections 31 and 32, Township 2 North, Range 29 West, Santa Rosa County, Florida.

Parcel 10: that portion of Sections 31 and 32, Township 2 North, Range 29 West, Santa Rosa County, Florida, described as follows: commence at Northeast corner of Section 31, Township 2 North, Range 29 West; thence along the East line of said section 31, run South 00° 16' 15" West for 30.00 feet; thence run North 89° 08' 30" West a distance of 16.95 feet to the intersection of the South right of way line of a 30 foot gas easement and the West right of way line of State Road # 197; thence continue North 89° 08' 30" West for 305.00 feet to an iron rod and cap; thence South 00° 51' 30" West for 200.00 feet to iron rod and cap; thence North 86° 22' 27" East for 35.47 feet to iron rod and cap; thence South 03° 37' 33" East for 203.39 feet to iron rod and cap; thence North 89° 08' 30" West for 135.59 feet to an iron rod and cap and Point of Beginning; thence continue North 89° 08' 30" West for 138.93 feet to an iron rod and cap; thence North 13° 32' 22" West for 206.48 feet to an iron rod and cap; thence South 89° 08' 30" East for 137.35 feet to an iron rod and cap; thence South 13° 57' 38" East for 206.88 feet to Point of Beginning.

Together with an easement for purpose of ingress and egress to and from State Road 184 and for the purpose of laying utility lines in, over and upon a 20 foot strip of property, the centerline of which is described as follows: commence at the Northeast corner of Section 31, Township 2 North, Range 29 West, Santa Rosa County, Florida; thence South 00° 06' 15" West along the East line of said section 31 and also the Western line of said section 32, a distance of 30.00 feet; thence North 89° 08' 30" West a distance of 16.95 feet to the intersection of the South right of way line of a 30 foot gas easement and the West right of way line of State Road 197; thence continue North 89° 08' 30" West along said South line a distance of 989.49 feet to the Easterly right of way line of State Road 184; thence South 38° 34' 31" East along said Easterly right of way line of State Road 184 a distance of 258.95 feet to the Point of Beginning of the centerline of this 20 foot easement; thence South 89° 08' 30" East a distance of 245.52 feet to the end of said centerline.

Together with a like easement over a triangular strip of property lying Westerly of the above described 20 foot easement strip, Southerly of the Westerly extension of the North line of said easement strip, and North of the said centerline (which triangular strip exists because the said centerline intersects the Westerly right of way line at an angle).



And an easement for purposes of ingress and egress to and from State Road 184 and for the purpose of laying utility lines in, over and upon a 20 foot strip of property, the centerline of which is described as follows: commencing at the Northeast corner of said section 31; thence South $00^{\circ} 06' 15''$ West along the East line of said section 31 and also the Western line of said section 32 a distance of 30 feet; thence North $89^{\circ} 08' 30''$ West a distance of 16.95 feet to the intersection of the South right of way line of a 30 foot gas easement and the West right of way line of State Road 197; thence North $89^{\circ} 08' 30''$ West along said South line a distance of 989.49 feet to the Easterly right of way line of State Road 184; thence South $38^{\circ} 34' 31''$ East along said Easterly right of way line of State Road 184 a distance of 258.95 feet; thence South $89^{\circ} 08' 30''$ East a distance of 245.52 feet for the Point of Beginning of the centerline, being 10 feet on each side of said centerline; thence continue South $89^{\circ} 08' 30''$ East a distance of 274.49 feet to the end of said centerline. All lying and being in Sections 31 and 32, Township 2 North, Range 29 West, Santa Rosa County, Florida.

Parcel 11: that portion of Sections 31 and 32, Township 2 North, Range 29 West, Santa Rosa County, Florida, described as follows: commence at Northeast corner of Section 31, Township 2 North, Range 29 West; thence along the East line of said section 31, run South $00^{\circ} 06' 15''$ West for 30.00 feet; thence run North $89^{\circ} 08' 30''$ West a distance of 16.95 feet to the intersection of the South right of way line of a 30 foot gas easement and the West right of way line of State Road # 197; thence continue North $89^{\circ} 08' 30''$ West a distance of 989.49 feet to the Easterly right of way line of State Road # 184; thence South $38^{\circ} 34' 31''$ East along said Easterly right of way line for 258.96 feet and Point of Beginning; thence continue South $38^{\circ} 34' 31''$ East along same course for 120.49 feet; thence North $12^{\circ} 22' 57''$ East for 94.98 feet; thence North $89^{\circ} 08' 30''$ West for 95.51 feet to the Point of Beginning.

Together with an easement for purpose of ingress and egress to and from State Road 184 and for the purpose of laying utility lines in, over and upon a 20 foot strip of property, the centerline which is described as follows: commence at the Northeast corner of Section 31; thence South $00^{\circ} 06' 15''$ West along the East line of said section 31 and also the Western line of said section 32, a distance of 30.00 feet; thence North $89^{\circ} 08' 30''$ West a distance of 16.95 feet to the intersection of the South right of way line of a 30 foot gas easement and the West right of way of State Road 197; thence continue North $89^{\circ} 08' 30''$ West along said South line a distance of 989.49 feet to the Easterly right of way line of State Road 184; thence South $38^{\circ} 34' 31''$ East along said Easterly right of way line of State Road 184 a distance of 258.95 feet to the Point of Beginning of the centerline of this 20 foot easement; thence South $89^{\circ} 08' 30''$ East a distance of 245.52 feet to the end of said centerline.

Together with a like easement over a triangular strip of property lying Westerly of the above described 20 foot easement strip, Southerly of the Westerly extension of the North line of said easement strip, and North of the said centerline (which strip exists because said centerline intersects the Westerly right of way line at an angle).

A.P.N. 31-2N-29-0000-00800-0000 and 31-2N-29-0000-00809-0000 and 31-2N-29-0000-00810-0000 and 31-2N-29-0000-00813-0000 and 31-2N-29-0000-00814-0000 and 31-2N-29-0000-00817-0000 and 31-2N-29-0000-00818-0000 and 31-2N-29-0000-00819-0000