

Prepared by:
Emily Burkett-Milstead
Genesis Land & Title Co, LLC
1400 E. Olive Road
Pensacola, Florida 32514

File Number: -25-0056

General Warranty Deed

Made this April 7, 2025 A.D. By Genesis Properties and Development of Pensacola, LLC, A Florida Limited Liability Company, 1400 E Olive Road, Pensacola, Florida 32514, hereinafter called the grantor, to Flynn Building Specialists, LLC, a Wyoming Limited Liability Company, whose post office address is: 1300 E. Olive Rd, Pensacola, Florida 32514, hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Santa Rosa County, Florida, viz:

Lots 6, 7, 8, and 9, Block A, LIBERTY FARMS, according to the Plat thereof as recorded in Plat Book 15, Page 31, of the Public Records of Santa Rosa County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 021N270000006000000

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

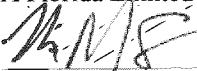
To Have and to Hold, the same in fee simple forever.

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 whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2024.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Printed Name Emily Burkett-Milstead
Witness Address 1400 E Olive Rd
Pensacola, FL 32514
City: _____ State _____ Zip Code _____

Genesis Properties and Development of Pensacola, LLC,
A Florida Limited Liability Company
 (Seal)
Lionheart Capital Holdings, LLC
A Delaware Limited Liability Company
By: Blaine M. Flynn
Its: Managing Member


Witness Printed Name Nicole Baldwin
Witness Address 1400 E Olive Road
Pensacola, FL 32514
City: _____ State _____ Zip Code _____

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization by means of ☐ physical presence or ☐ online notarization, this 7 day of April, 2025, by Blaine M. Flynn, the Manager of Lionheart Capital Holdings, LLC a Delaware Limited Liability Company as Manager of Genesis Properties and Development of Pensacola, LLC, A Florida Limited Liability Company, who is/are personally known to me or who has produced driver's license as identification.

Notary Public
Print Name: _____

My Commission Expires: _____

Notary Public State of Florida
Emily Burkett
My Commission HH 512458
Expires 5/28/2028

Prepared by:
Emily Burkett-Milstead
Genesis Land & Title Co, LLC
1400 E. Olive Road
Pensacola, Florida 32514

File Number: 25-0056

Witness Printed Name Emily Burkett-Milstead
Witness Address 1400 E Olive Rd
City: Pensacola, FL 32514

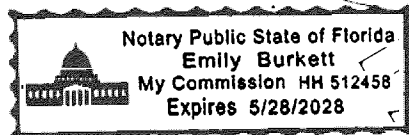
Genesis Properties and Development of Pensacola, LLC,
A Florida Limited Liability Company

(Seal)
Omega Management Holdings, LLC
A Delaware Limited Liability Company
By: Kevin W. Stephens
Its: Manager

Witness Printed Name Nicole Baldwin
Witness Address 1400 E Olive Road
City: Pensacola, FL 32514

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me by means of [☒] physical presence or [☐] online notarization, this 7 day of April, 2025, by Kevin W. Stephens, the Manager of Omega Management Holdings, LLC A Delaware Limited Liability Company who is Co-Manager of Genesis Properties and Development of Pensacola, LLC, A Florida Limited Liability Company. He/She is personally known to me or has produced VALID ID as identification



(Seal)
Notary Public