

Prepared by and Return To:  
**Burke Blue Hutchison Walters & Smith, P.A.**  
**415 Beckrich Road, Suite 500**  
**Panama City Beach, FL 32407**

File No. **M526-22727**

Parcel ID #:

Based on: **\$11,638,932.96**  
Documentary Stamps Collected: **\$81,473.00**

### **SPECIAL WARRANTY DEED**

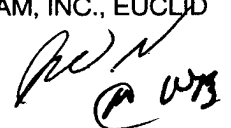
**THIS INDENTURE** made this **15th** day of **January, 2009**, between **Marina Landing Developers, L.L.C., a Florida limited liability company**, whose post office address is: **119 Euclid Avenue, Birmingham, AL 35213**, Grantor\*, and **JDF Landing, LLC, a Florida limited liability company**, whose post office address is: **1805 Tennessee Avenue, Lynn Haven, FL 32444**, Grantee\*.

**WITNESSETH**, That Grantor, for and in consideration of the sum of ten and 00/100ths dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee and Grantee's heirs and assigns forever the following described land, to-wit:

All of Marina Landing Condominium, LESS AND EXCEPT Units 106, 203, 204, 205, 302, 305, 306, 401, 402, 403, 405, 503, 505, 602, 605, 702, 703, 704, 705, 803, 805, 806, 902, 905, 906, 1002, 1006, 1104, 1201, 1204, 1205, and 1401; and LESS AND EXCEPT Limited Common Element Storage Units 106, 203, 204, 205, 302, 305, 306, 401, 402, 403, 405, 503, 505, 602, 605, 702, 703, 704, 705, 803, 805, 806, 902, 905, 906, 1002, 1006, 1104, 1201, 1203, 1205, and 1401; according to the Declaration of Condominium thereof recorded in Official Records Book 2975, Page 1374, as amended from time to time, of the Public Records of Bay County, Florida.

Subject to easements, restrictions and covenants of record and taxes for the current year, but mention herein does not serve to reimpose same.

THIS DEED IS AN ABSOLUTE CONVEYANCE IN SATISFACTION OF THAT CERTAIN MORTGAGE AND SECURITY AGREEMENT DATED FEBRUARY 15, 2005, AND RECORDED FEBRUARY 17, 2005 IN OFFICIAL RECORDS BOOK 2565, PAGE 1934, MODIFIED BY THAT MODIFICATION OF MORTGAGE RECORDED JANUARY 19, 2006, IN OFFICIAL RECORDS BOOK 2727, PAGE 2295; MODIFICATION AND RESTATEMENT RECORDED JANUARY 19, 2006, IN OFFICIAL RECORDS BOOK 2727, PAGE 2304; FIRST AMENDMENT TO MODIFICATION AND RESTATEMENT RECORDED SEPTEMBER 18, 2007, IN OFFICIAL RECORDS BOOK 2975, PAGE 1366; LOAN EXTENSION AGREEMENT RECORDED NOVEMBER 15, 2007, IN OFFICIAL RECORDS BOOK 2995, PAGE 1238; SECOND LOAN EXTENSION RECORDED FEBRUARY 27, 2008 IN OFFICIAL RECORDS BOOK 3026, PAGE 621; AND THIRD LOAN EXTENSION RECORDED AUGUST 1, 2008, IN OFFICIAL RECORDS BOOK 3073, PAGE 1549, TOGETHER WITH THE ASSIGNMENT OF BORROWER'S INTERESTS IN CONTRACTS AND DOCUMENTS RECORDED IN OFFICIAL RECORDS BOOK 2782, PAGE 576, UCC FINANCING STATEMENTS RECORDED IN OFFICIAL RECORDS BOOK 2797, PAGE 1473 AND OFFICIAL RECORDS BOOK 2796, PAGE 1938, AND ALL AS ASSIGNED BY THAT ASSIGNMENT RECORDED IN OFFICIAL RECORDS BOOK 2727, PAGE 2301 AND THAT ASSIGNMENT RECORDED IN OFFICIAL RECORDS BOOK <sup>3192</sup>~~3122~~, PAGE <sup>2034</sup>~~2040~~, ALL IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA, GIVEN BY MARINA LANDING DEVELOPERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY IN FAVOR OF JDF LANDING, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND ANY AND ALL GUARANTIES BY MLD NALL, INC., MLD BURNHAM, INC., EUCLID



DEVELOPERS, INC., JAMES WALLACE NALL, JR., WESLEY L. BURNHAM, JR., ROBERT D. REICH, JR., JAMES WALLACE NALL, III AND KATHERINE NALL WHATLEY DATED FEBRUARY 15, 2005 AND JANUARY 13, 2006.

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

And Grantor warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

**IN WITNESS WHEREOF**, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

**Marina Landing Developers, L.L.C.,  
a Florida limited liability company**

*Wesley L. Burnham, Jr.*  
By: Wesley L. Burnham, Jr.  
Its: Managing Member

~~ROBERT D. REICH JR.~~  
*Robert D. Reich Jr.*  
Witness (Please Print Name)

*Tricia Edwards*  
Tricia Edwards  
Witness (Please Print Name)

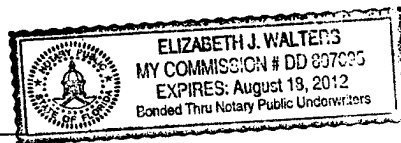
*Tricia Edwards*  
Tricia Edwards  
Witness (Please Print Name)

(CORPORATE SEAL)

State of **Florida**  
County of **Bay**

The foregoing instrument was acknowledge before me this **15th** day of **January 2009**  
by **Wesley L. Burnham, Jr., Managing Member of Marina Landing Developers, L.L.C., a Florida limited liability company on behalf of the company** who:

- is personally known to me.
- produced \_\_\_\_\_ as identification.



*Elizabeth J. Walters*  
Notary Public  
My Commission Expires: \_\_\_\_\_