

Prepared by and return to:
Peggy S. Owens
McNeese Title, LLC
36468 Emerald Coast Parkway, Suite 1201
Destin, Florida 32541

File Number: 09-0113PO

4400

Warranty Deed

Made this June 19, 2009 A.D. By Paul G. Francis aka Paul Francis, whose address is: 814 Hwy 98
MEXICO BEACH FL, hereinafter called the grantor, to
Toucans Restaurant, LLC, a Florida limited liability company, whose post office address is: 809 Hwy 98, Mexico Beach, Florida
32410, hereinafter called the grantee: 812

(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 Bay County, Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO

Parcel ID Number: 04417-020-000

Property Address: 812 Hwy 98, Mexico Beach, FL 32410

Said property (is) the homestead property of the Grantor as defined by the Constitution of the State of Florida.

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 for all covenants, conditions, restrictions, reservations, limitations, easements of record and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any and taxes accruing subsequent to December 31, [user input prior year].

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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 Signature [Signature] [Signature] (Seal)
Witness Printed Name LARRY E. TUBER Paul G. Francis

Witness Signature [Signature]
Witness Printed Name Corey Jones

State of Florida
County of JACKSON

The foregoing instrument was acknowledged before me this 19th day of June, 2009, by Paul G. Francis, who is/are personally known to me or who has produced current driver's license(s) as identification.

[Signature]
Notary Public
Print Name: Robert Alan Hill
My Commission Expires: 10/19/09

(Seal)

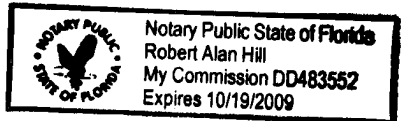


Exhibit "A"

PARCEL 1:

LOT 3, BLOCK V, MEXICO BEACH UNIT NO. 2, AS RECORDED IN PLAT BOOK 8, PAGE 41 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; AND A PORTION OF GOVERNMENT LOT 4, FRACTIONAL SECTION 25, TOWNSHIP 6 SOUTH, RANGE 12 WEST, BAY COUNTY, FLORIDA. THE ENTIRE PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 10, BLOCK 11, MEXICO BEACH UNIT NO. 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR BAY COUNTY, FLORIDA; THENCE ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 98, NORTH 46°09'38" WEST, 50.00 FEET; THENCE SOUTH 43°38'21" WEST, 100.00 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 98, SAID POINT BEING ON THE ARC OF A NONTANGENT CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 11409.20 FEET, A CENTRAL ANGLE OF 00°07'50" FOR AN ARC LENGTH OF 26.00 FEET (CHORD TO SAID CURVE BEARS NORTH 46°05'05" WEST, 26.00 FEET) TO THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT OF WAY LINE SOUTH 46°09'31" WEST, 80.03 FEET TO A POINT ON THE ARC OF A NONTANGENT CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 11329.20 FEET, A CENTRAL ANGLE OF 00°29'14", FOR AN ARC LENGTH OF 96.33 FEET (CHORD TO SAID CURVE BEARS NORTH 46°39'14" WEST, 96.33 FEET); THENCE NORTH 43°16'05" EAST, 80.00 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID U.S. HIGHWAY 98, SAID POINT BEING ON THE ARC OF A NONTANGENT CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 11409.20 FEET, A CENTRAL ANGLE OF 00°30'13", FOR AN ARC LENGTH OF 100.28 FEET (CHORD TO SAID CURVE BEARS SOUTH 46°33'07" EAST, 100.28 FEET) TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:

A portion of Lot 3, Block V, MEXICO BEACH UNIT NO. 2, as recorded in Plat Book 8, Page 41 of the Public Records of Bay County, Florida, and a portion of Government Lot 4, fractional Section 25, Township 6 South, Range 12 West, Bay County, Florida, the entire parcel being more particularly described as follows: Commence at the Southwest corner of lot 10, Block 11, MEXICO BEACH UNIT NO. 1, according to the plat thereof, recorded in the Office of the Clerk of the Circuit Court in and for Bay County, Florida; thence along the northeasterly right of way line of U.S. Highway 98, N46°09'38"W, 50.00 feet; thence S43°38'21"W, 100.00 feet to a point on the Southwesterly Right of Way line of U.S. Highway 98, said point being on the arc of a nontangent curve concave to the Southwest; thence Northwesterly along said right of way line, along the arc of said curve, having a radius of 11409.20 feet, a central angle of 00°34'22", for an arc length of 114.07 feet (chord to said curve bears N46°34'46"W, 114.07 feet) to the Point of Beginning; thence leaving said Right of Way line, S43°16'05"W, 80.00 feet to a point on the arc of a nontangent curve concave to the Southwest; thence Northwesterly along the arc of said curve, having a radius of 11329.20 feet, a central angle of 00°03'37", for an

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arc length of 12.00 feet (chord to said curve bears N47°03'30"W, 12.00 feet); thence N43°16'05"E, 80.00 feet to a point on the Southwesterly Right of Way line of said U.S. Highway 98, said point being on the arc of a nontangent curve concave to the Southwest; thence Southeasterly along said Right of Way line, along the arc of said curve, having a radius of 11409.20 feet, a central angle of 00°03'37", for an arc length of 12.00 feet (chord to said curve bears S46°58'26"E, 12.00 feet) to the Point of Beginning.

PARCEL 2:

COMMENCE AT THE INTERSECTION OF THE SOUTHWEST CORNER OF LOT 10, BLOCK 11, MEXICO BEACH UNIT NO. 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR BAY COUNTY, FLORIDA AND EXTEND A LINE NORTHEASTERLY ALONG THE NORTHWESTERN BOUNDARY OF SAID LOT 10 FOR 150 FEET; THENCE TURN 90 DEGREES LEFT FOR 50 FEET; THENCE TURN 90 DEGREES 00' LEFT FOR 150 FEET; THENCE TURN 90 DEGREES 00' LEFT FOR 50 FEET TO THE POINT OF BEGINNING. THIS PARCEL OF LAND IS IN FRACTIONAL SECTION 25, TOWNSHIP 6 SOUTH, RANGE 12 WEST, BAY COUNTY, FLORIDA.

PARCEL 3:

COMMENCE AT THE INTERSECTION OF THE SOUTHWEST CORNER OF LOT 10, BLOCK 11, MEXICO BEACH UNIT NO. 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR BAY COUNTY, FLORIDA AND THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 98; THENCE SOUTH 43°38'21" WEST, 100.00 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 98, SAID POINT BEING ON THE ARC OF A NON TANGENT CURVE CONCAVE TO THE SOUTHWEST AND THE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 11409.20 FEET, A CENTRAL ANGLE OF 00°22'54", FOR AN ARC LENGTH OF 76.00 FEET (CHORD TO SAID CURVE BEARS NORTH 46°06'44" WEST, 76.00 FEET); THENCE LEAVING SAID RIGHT OF WAY LINE, SOUTH 46°09'31" WEST, 80.04 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 11329.20 FEET, A CENTRAL ANGLE OF 00°08'49", FOR AN ARC LENGTH OF 29.07 FEET (CHORD TO SAID CURVE BEARS SOUTH 46°08'12" EAST, 29.07 FEET); THENCE SOUTH 46°02'21" EAST, 50.00 FEET; THENCE NORTH 43°57'39" EAST, 80.03 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

COMMENCE AT THE NORTHWEST CORNER OF LOT 10, BLOCK 11, OF MEXICO BEACH, UNIT NO. 1, ACCORDING TO THE OFFICIAL MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 7, AT PAGE 5, IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE NORTH 45 DEGREES 54 MINUTES 42 SECONDS WEST, 100.08 FEET TO THE NORTHWESTERLY RIGHT OF WAY BOUNDARY LINE OF 8TH STREET; THENCE NORTH 44 DEGREES 05 MINUTES 18 SECONDS EAST, ALONG SAID NORTHWESTERLY RIGHT OF WAY BOUNDARY LINE (AS MONUMENTED), 24.00 FEET TO A FOUND 1/2 INCH DIAMETER IRON ROD AND CAP, STAMPED L.B. 043, FOR THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING, DEPARTING THE NORTHWESTERLY RIGHT OF WAY BOUNDARY LINE, NORTH 46 DEGREES 01 MINUTES 32 SECONDS WEST, 265.01 FEET TO A FOUND 1/2 INCH DIAMETER IRON ROD AND CAP, STAMPED L.B. 043; THENCE CONTINUE NORTH 46 DEGREES 01 MINUTES 32 SECONDS WEST, 15.91 FEET; THENCE NORTH 43 DEGREES 45 MINUTES 57 SECONDS EAST, 94.00 FEET; THENCE SOUTH 46 DEGREES 01 MINUTES 32

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SECONDS EAST, 36.53 FEET TO A SET 1/2 DIAMETER IRON ROD AND CAP, STAMPED L.B. 7556; THENCE CONTINUE SOUTH 46 DEGREES 01 MINUTES 32 SECONDS EAST, 244.89 FEET TO A SET 1/2 INCH DIAMETER IRON ROD AND CAP ON THE NORTHWESTERLY RIGHT OF WAY BOUNDARY LINE OF 8TH STREET; THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY BOUNDARY LINE, SOUTH 44 DEGREES 04 MINUTES 15 SECONDS WEST, 94.00 FEET TO THE POINT OF BEGINNING; SAID PARCEL LYING AND BEING IN THE ORIGINAL GOVERNMENT LOT 4, FRACTIONAL SECTION 25, TOWNSHIP 6 SOUTH, RANGE 12 WEST, BAY COUNTY, FLORIDA.

BEING SUBJECT TO AN ACCESS EASEMENT TO PARADISE SHORES CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 2911, PAGE 846, IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA AND BEING FURTHER DESCRIBED AS:

COMMENCE AT THE NORTHWEST CORNER (ALSO MOST NORTHERLY CORNER) OF LOT 10, BLOCK 11, MEXICO BEACH UNIT NO. 1, A SUBDIVISION RECORDED IN PLAT BOOK 7, PAGE 5, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA AND RUN THENCE NORTH 46 DEGREES 01 MINUTES 32 SECONDS WEST FOR 100.00 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF 8TH STREET; THENCE NORTH 44 DEGREES 04 MINUTES 22 SECONDS EAST ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE FOR 24.00 FEET; THENCE LEAVING SAID NORTHWESTERLY RIGHT OF WAY LINE RUN NORTH 46 DEGREES 01 MINUTES 34 SECONDS WEST FOR 34.98 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING, CONTINUE NORTH 46 DEGREES 01 MINUTES 34 SECONDS WEST, 24.00 FEET TO A POINT LYING ON A CURVE CONCAVE TO THE SOUTHERLY; THENCE EASTERLY ALONG SAID CURVE WITH A RADIUS OF 44.00 FEET, THROUGH A CENTRAL ANGLE OF 91 DEGREES 20 MINUTES 17 SECONDS FOR AN ARC DISTANCE OF 70.15 FEET (CHORD OF SAID ARC BEING SOUTH 89 DEGREES 50 MINUTES 05 SECONDS EAST, 62.95 FEET) TO A POINT OF REVERSE CURVE; THENCE ALONG SAID CURVE WITH A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 32 DEGREES 43 MINUTES 18 SECONDS FOR AN ARC DISTANCE OF 14.28 FEET (CHORD OF SAID ARC BEING SOUTH 60 DEGREES 31 MINUTES 36 SECONDS EAST, 14.08 FEET) TO A POINT ON THE SAID NORTHWESTERLY RIGHT OF WAY LINE OF 8TH STREET; THENCE SOUTH 44 DEGREES 04 MINUTES 22 SECONDS WEST ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE FOR 31.87 FEET TO A POINT LYING ON A CURVE CONCAVE SOUTHWESTERLY; THENCE LEAVING SAID NORTHWESTERLY RIGHT OF WAY LINE RUN NORTHWESTERLY ALONG SAID CURVE WITH A RADIUS OF 28.00 FEET, THROUGH A CENTRAL ANGLE OF 32 DEGREES 21 MINUTES 36 SECONDS FOR AN ARC DISTANCE OF 15.81 FEET (CHORD OF SAID ARC BEING NORTH 29 DEGREES 45 MINUTES 48 SECONDS WEST, 15.60 FEET) TO A POINT OF COMPOUND CURVE; THENCE ALONG SAID CURVE WITH A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 88 DEGREES 56 MINUTES 04 SECONDS FOR AN ARC DISTANCE OF 31.05 FEET (CHORD OF SAID ARC BEING SOUTH 89 DEGREES 35 MINUTES 22 SECONDS WEST, 28.03 FEET) TO THE POINT OF BEGINNING.

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