

1010-2303273-DH

This Instrument Prepared By and
Please Return to:
Derrick Bennett, P.A.
P. O. Box 2422
Panama City FL 32401
(850) 588-8909

SPECIAL WARRANTY DEED

THIS INDENTURE made this 31st day of March, 2010, between McKenzie Partners, LLC, a Florida corporation with an address of 11741 Poston Bayou, Eastbay Panama City FL 32404, as "Grantor", and Massalina Investments, LLC, a Florida limited liability company as "Grantee";

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and their legal representatives, successors and assigns. "Grantor" and "Grantee" are used for singular and plural, as the context requires and the use of any gender shall include all genders.)

WITNESSETH: That the said Grantor, for and in consideration of the sum of Ten 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 successors and assigns forever, the following described land situate, lying and being in Bay County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Parcel I. D. Number: 19640-000-000 AND 19644-010-000

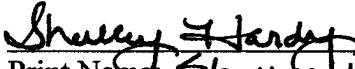
This conveyance is subject to easements, restrictions, limitations and conditions of record, if any now exist, but any such interests that may have been terminated are not hereby re-imposed.

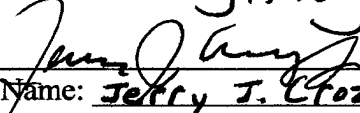
AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and Grantor will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but against none other.

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

Signed, sealed and delivered in the presence of:

Signed, sealed and delivered in the presence of:


Print Name: Sherry Hardy



Print Name: Jerry J. Crozier, Jr.

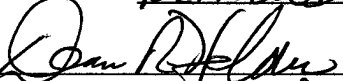
Signed, sealed and delivered in the presence of:

Print Name: _____

Print Name: _____

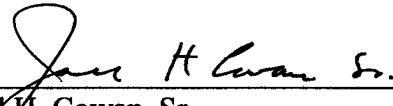
Signed, sealed and delivered in the presence of:


Print Name: Derrick Bennett


Print Name: DEAN R. HOLDER

GRANTOR
MCKENZIE PARTNERS, LLC,
a Florida limited liability company

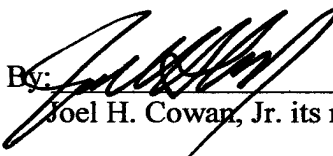
By: Whitewater Creek Investment Company LP,
A Georgia Limited Partnership, as a managing member
By it's General Partner
Habersham & Cowan, Inc. a Georgia corporation

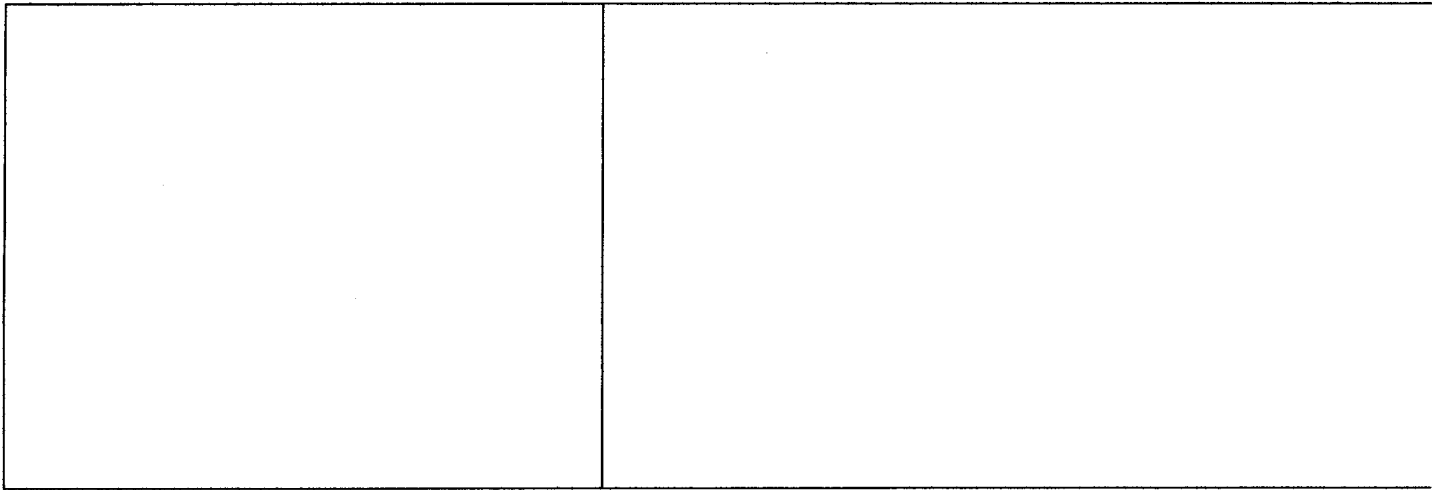
By: 
Joel H. Cowan, Sr.
As it's: President

By: PCB Four, LLC,
a Florida limited liability company,
as a managing member

By: _____
M. Shailendra as its managing member

By: Cowan Holding Company, LLC,
a Florida limited liability company,
as a managing member

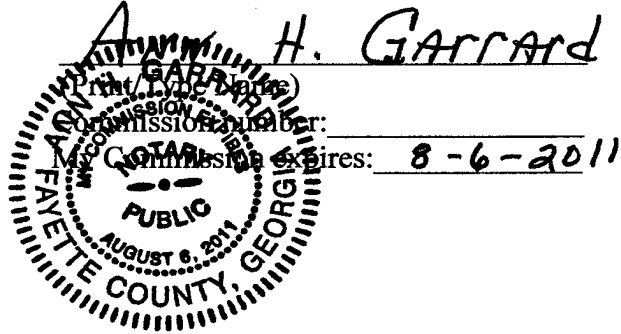
By: 
Joel H. Cowan, Jr. its managing member



STATE OF Georgia)
COUNTY OF FAYETTE)

The foregoing instrument was acknowledged before me this 31 day of March, 2010, by Joel H. Cowan, Sr. as president of Habersham & Cowan, Inc. a Georgia corporation, as General Partner of White Water Creek Investment Company, LP, a Georgia limited partnership, as a Managing Member of McKenzie Partners, LLC, a Florida limited liability company, on behalf of said company, () who is personally known to me or () who has shown me as identification.

Ann H. Garrard



STATE OF FLORIDA)
COUNTY OF DADE)

The foregoing instrument was acknowledged before me this 31 day of March, 2010, by M. Shailendra as its managing member of PCB Four, LLC a Florida limited liability company, as a Managing Member of McKenzie Partners, LLC, a Florida limited liability company, on behalf of said company, () who is personally known to me or () who has shown me as identification.

[Signature]

(Print/Type Name)
Commission number: _____
My Commission expires: _____

STATE OF FLORIDA)
COUNTY OF BAY)

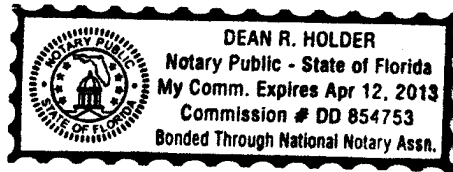
The foregoing instrument was acknowledged before me this 31st day of March, 2010, by Joel H. Cowan, Jr. as managing member of Cowan Holding Company, LLC a Florida limited liability company, as a Managing Member of McKenzie Partners, LLC, a Florida limited liability company, on behalf of said company, (x) who is personally known to me or () who has shown me _____ as identification.

Dean R. Holder

(Print/Type Name)

Commission number: _____

My Commission expires: _____



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

Signed, sealed and delivered in the presence of:

Signed, sealed and delivered in the presence of:

Print Name: _____

Print Name: _____

Signed, sealed and delivered in the presence of:

Print Name: Sue Solis

Print Name: ALAN O'NEAL

Signed, sealed and delivered in the presence of:

Print Name: _____

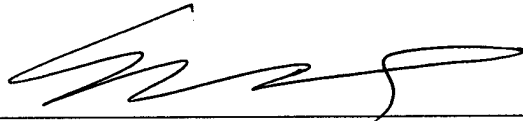
Print Name: _____

GRANTOR
MCKENZIE PARTNERS, LLC,
a Florida limited liability company

By: Whitewater Creek Investment Company LP,
A Georgia Limited Partnership, as a managing member
By it's General Partner
Habersham & Cowan, Inc. a Georgia corporation

By: _____
Joel H. Cowan, Sr.
As it's: President

By: PCB Four, LLC,
a Florida limited liability company,
as a managing member

By: 
M. Shailendra as its managing member

By: Cowan Holding Company, LLC,
a Florida limited liability company,
as a managing member

By: _____
Joel H. Cowan, Jr. its managing member

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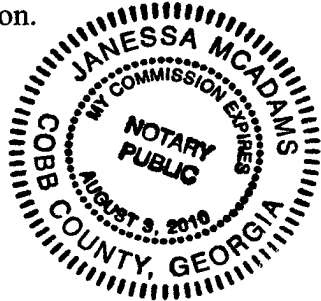
STATE OF _____)
 COUNTY OF _____)

The foregoing instrument was acknowledged before me this ___ day of March, 2010, by Joel H. Cowan, Sr. as president of Habersham & Cowan, Inc. a Georgia corporation, as General Partner of White Water Creek Investment Company, LP, a Georgia limited partnership, as a Managing Member of McKenzie Partners, LLC, a Florida limited liability company, on behalf of said company, () who is personally known to me or () who has shown me as identification.

 (Print/Type Name)
 Commission number: _____
 My Commission expires: _____

STATE OF Georgia)
 COUNTY OF Cobb)

The foregoing instrument was acknowledged before me this 19th day of March, 2010, by M. Shailendra as its managing member of PCB Four, LLC a Florida limited liability company, as a Managing Member of McKenzie Partners, LLC, a Florida limited liability company, on behalf of said company, (✓) who is personally known to me or () who has shown me as identification.



Janessa McAdams
Janessa McAdams
 (Print/Type Name)
 Commission number: _____
 My Commission expires: 8/3/10

EXHIBIT "A"

An undivided one half interest in the following described property:

PARCEL I:

Lots 1 through 5, Block 10, Gulf Coast Development Company's Plat of Panama City, Florida, according to the plat recorded in Plat Book 4, Page 1, in the Public Records of Bay County, Florida.

PARCEL II:

Lots 5, 6, 7 and the Northeasterly Half of Lot 4, lying adjacent to said Lot 5 (sometimes known as North Half of Lot 4), Block 14, according to Gulf Coast Development Company's Replat of "That Portion of Panama City, Florida, formerly Harrison Florida, and previously Park Resort Florida", on file in Plat Book 4, Page 1, Public Records of Bay County, Florida.

PARCEL III:

That portion of Oak Avenue South of Third Court to the water's edge of Massalina Bayou, in the City of Panama City, Florida; said parcel having been vacated by the City of Panama City by City Ordinance #1248, dated May 28, 1985, and recorded in Official Records Book 1031, Page 1876.

PARCEL IV:

The North 250 feet of Lot 6, Block 10, according to Gulf Coast Development Company's Plat on file in Plat Book 4, Page 1, Public Records of Bay County, Florida, being further described as: Beginning at the Northeast Corner of said Lot 6; thence South along the East line of said Lot 6 a distance of 250 feet; thence West to a point on the West line of said Lot 6 which is 250 feet South of the Northwest Corner of said Lot 6; thence North 250 feet to the Northwest Corner of said Lot 6; thence East to the Point of Beginning. Subject to an easement for right of way for ingress and egress along, over and across the West 15 feet of the North 250 feet of Lot 6, Block 10, according to Gulf Coast Development Company's plat of Panama City, Florida, filed with the Clerk of the Circuit Court of Bay County, Florida.