

Return **Paco R. Schulz**
to:
Name: **SETCO Services, LLC - Panama City**
Address: **7714 Front Beach Rd. Unit C**
Panama City Beach, FL 32407
This Instrument Prepared:
Paco R. Schulz
SETCO Services, LLC - Panama City
7714 Front Beach Rd. Unit C
Panama City Beach, FL 32407

Documentary Stamp Taxes were collected in the amount of
(\$2,793.00) based on the purchase price amount of
(\$399,000.00).

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s): **38335-509-000**
File No: **B01258**

LIMITED WARRANTY DEED

STATE OF FLORIDA

COUNTY OF BAY

This Warranty Deed Made **May 4, 2012**, by **Equity Resource Partners-PCB, LLC, a Georgia Limited Liability Company**, hereinafter referred to as the Grantor, whose post office address is: 2255 Cumberland Parkway SE Bldg. 1700, Atlanta, GA 30339, to

Bruce Knapp and Susan K. Knapp, husband and wife, hereinafter referred to as the Grantee, whose post office address is: 14415 Front Beach Road, Unit 1308, Panama City Beach, FL 32413.

WITNESSETH: That said Grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable consideration, the 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:

Condominium Unit E, Southern Exposures II, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Records Book 1906, Page 593, as amended from time to time, of the Public Records of Bay County, Florida.

See attached Exhibit "A" Corporate Resolution of Member written consent

Said property is not the homestead property of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

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, subject to the Permitted Exceptions (as defined below), hereby warrants the title to said land and will defend the same against the lawful claims of all persons and entities claiming by, through or under Grantor, but not further or otherwise. This conveyance is made subject to easements, encumbrances (but not liens except for taxes accruing subsequent to January 1, 2012), covenants, conditions and restrictions of record and to all matters that would be disclosed by a current and accurate survey and inspection of the Property (collectively, the "Permitted Exceptions").

The Property herein conveyed is conveyed in an "AS-IS," "WHERE-IS" condition, without any representations or warranties by Grantor, either express or implied, other than the warranty of title contained herein.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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

Signed, sealed and delivered in our presence:

Witness No. 1 Signature: [Signature] Witness No. 2 Signature: Cheryll Cruz
Printed Name: David C. Gunderson Printed Name: Cheryll Cruz

Equity Resource Partners-PCB, LLC, a Georgia Limited Liability Company

By: ~~Tall Pine Properties, LLC, a Georgia Limited Liability Company~~
Its: ~~Manager~~

By: [Signature]
Its: Managing Member

STATE OF Georgia
COUNTY OF Cobb

The foregoing instrument was acknowledged before me this the 4th day of May, 2012, by John H. Irby as Managing Member of Tall Pine Properties, LLC, a Georgia Limited Liability Company, the Manager of Equity Resource Partners-PCB, LLC, a Georgia Limited Liability Company, who is known to me or who has produced _____ as photo identification.

(AFFIX NOTARY SEAL HERE)



Cheryll Cruz
Notary Public
Printed Name: Cheryll Cruz
My Commission Expires: May 15, 2012

EXHIBIT "A"

**ACTION OF THE MEMBERS OF
EQUITY RESOURCE PARTNERS-PCB, LLC
TAKEN BY UNANIMOUS WRITTEN
CONSENT WITHOUT A MEETING**

Pursuant to § 14-11-309 of the Georgia Limited Liability Company Act, the undersigned, being all the Members of Equity Resource Partners-PCB, LLC, a Georgia limited liability company (the "Company"), do hereby unanimously consent to and adopt the following resolutions as the actions of the Members of the Company, and do hereby direct that this written consent be filed with the records of the Company:

WHEREAS the Company owns certain real property ("Property") more particularly described on Exhibit A attached hereto and incorporated herein by this reference;

NOW, THEREFORE, BE IT RESOLVED, that Southwood Development Company, LLC, a Manager of the Company, acting by and through its Manager, C. Lee Wooddall, or Tall Pine Properties, LLC, a Georgia limited liability company, a Manager of the Company, acting by and through its Manager/Managing Member, John H. Irby, either Manager acting independently without the requirement of obtaining the consent of the other Manager, are hereby authorized and directed, without the necessity of obtaining additional approval or additional signatures by other Members of the Company, to execute any and all documents relating to the sale of the Property, including without limitation, contracts, affidavits, deeds of conveyance, and closing statements relating thereto, regarding to the Property and any and all other documentation, whatsoever, any such documents so executed by the Authorized Signatory of the Company, to have the effect as if the execution thereof were specifically authorized by these resolutions;

FURTHER RESOLVED, that all such actions heretofore taken by any Member or Manager on behalf of the Company in connection with the Property are hereby in all respects ratified, confirmed and approved as the act or acts of the Company.

FURTHER RESOLVED, that this written consent may be executed in one or more counterparts, each of which when taken shall constitute one (1) original written consent.

FURTHER RESOLVED, that facsimile and electronic e-mail signatures hereto shall have the same force and effect as original signatures.

[Remainder of Page Intentionally Left Blank/Signatures on Following Page]

Dated as of the 27th day of April, 2012.

SOLE MEMBER:

EQUITY RESOURCE PARTNERS IV, LLC, a Georgia limited liability company

By: Tall Pine Properties, LLC, a Georgia limited liability company, Manager

By: John H. Irby, Managing Member

CONSENTED TO BY THE MANAGERS OF EQUITY RESOURCE PARTNERS-PCB, LLC:

MANAGERS:

SOUTHWOOD DEVELOPMENT COMPANY, LLC, a Georgia limited liability company, a Manager

By: C. Lee Wooddall (SEAL)
C. Lee Wooddall, Managing Member

TALL PINE PROPERTIES, LLC, a Georgia limited liability company, a Manager

By: John H. Irby, Managing Member

PIEDMONT LAND DEVELOPMENT, INC., a North Carolina corporation, a Manager

By: Ron L. Turner, Jr., its President

(CORPORATE SEAL)

LOWE LAND & TIMBER, LLC, a Georgia limited liability company, a Manager

By: Matthew W. Lowe (SEAL)
Matthew W. Lowe, Manager

Dated as of the 27th day of April, 2012.

SOLE MEMBER:

EQUITY RESOURCE PARTNERS IV, LLC, a Georgia limited liability company

By: Tall Pine Properties, LLC, a Georgia limited liability company, Manager

By: John H. Irby, Managing Member

CONSENTED TO BY THE MANAGERS OF EQUITY RESOURCE PARTNERS-PCB, LLC:

MANAGERS:

SOUTHWOOD DEVELOPMENT COMPANY, LLC, a Georgia limited liability company, a Manager

By: C. Lee Wooddall, Managing Member (SEAL)

TALL PINE PROPERTIES, LLC, a Georgia limited liability company, a Manager

By: John H. Irby, Managing Member

PIEDMONT LAND DEVELOPMENT, INC., a North Carolina corporation, a Manager

By: Ron L. Turner, Jr., its President

(CORPORATE SEAL)

LOWE LAND & TIMBER, LLC, a Georgia limited liability company, a Manager

By: Matthew W. Lowe, Manager (SEAL)

Exhibit "A"
Legal Description

CONDOMINIUM UNITS B, C, D and E, SOUTHERN EXPOSURES II, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 1906, PAGE 593, AS AMENDED FROM TIME TO TIME, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.