

Prepared By and Return To:

Amber Page, Escrow Officer (SP\$240,000.00)
Bonney & Associates, PA
514 Magnolia Avenue
Panama City, FL 32401

File No. 2014.1684

Property Appraiser's Parcel I.D. (folio) Number(s)

34881-095-000 and 34881-5

WARRANTY DEED

THIS WARRANTY DEED dated October 30, 2014, by R.W. Bartels Investments, LLC a Florida limited liability company, whose post office address is 2333 St. Andrews Blvd., Panama City, FL 32405, hereinafter called the grantor, to Direct Hospitality Solutions, LLC, a Florida limited liability company, whose post office address is P.O. Box 9418, Panama City Beach, FL 32417, hereinafter called the grantee:

(Wherever used herein the terms "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 \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in Bay County, Florida, to wit:

As shown on Exhibit A which is attached hereto and incorporated herein by reference.

Subject to easements, restrictions, reservations and limitations of record, if any.

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, 2013

WARRANTY DEED
(Continued)

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Amber J. Page
(Witness Signature)

Amber J. Page

Caroline J. Ainet
(Witness Signature)

Caroline J. Ainet

R.W. Bartels Investments, LLC a Florida limited liability company

Richard W. Bartels

By: Richard W. Bartels
its: Managing Member

2333 St. Andrews Blvd.
(Address)

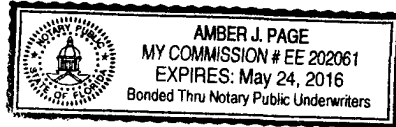
Panama City, FL 32405
(Address)

STATE OF Florida
COUNTY OF Bay

I, the undersigned, a Notary Public of the County and State first above written, do hereby certify that Richard W. Bartels on behalf of R.W. Bartels Investments, LLC a Florida limited liability company personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 29th day of October, 2014
Amber J. Page
Notary Public

My Commission Expires:
(SEAL)



WARRANTY DEED
(Continued)

EXHIBIT A

Parcel 1:

Lot 11, Miracle Strip Business Plaza, as per plat thereof, recorded in Plat Book 14, Page 8, of the Public Records of Bay County, Florida.

Parcel 2:

Commence at the intersection of the East line of the Northeast Quarter of the Southwest Quarter of Section 36, Township 3 South, Range 16 West, Bay County, Florida and the North R/W line of Clarence Road; thence run N89°26'26"W along said North R/Q line, 72.98 feet to the Northeasterly R/W line of State Road 392-A; thence N40°40'50"W along said Northeasterly R/W line, 342.20 feet to the Southeasterly boundary line of Miracle Strip Business Plaza according to the Plat thereof on file in the Public Records of Bay County, Florida; thence N49°19'10"E along said boundary line, 275.69 feet to the Point of Beginning; thence continue N49°19'10"E along said boundary line, 122.05 feet to the aforesaid east line of the Northeast Quarter of the Southwest Quarter of Section 36; thence S 00°36'59"W along said East line 184.93 feet; thence N40°40'50"W, 138.94 feet to the Point of Beginning.

Subject property is not the homestead of the grantor.