

Prepared by:  
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File No.: 70000-065 DJM-RJB

## WARRANTY DEED

This indenture made on January 31, 2015, by **Coronado Village, LLC, a Florida limited liability company**,

whose address is: 105 West 23<sup>rd</sup> Street, Panama City, Fl. 32405, hereinafter called the "Grantor",

to **Coronado 23<sup>rd</sup>, LLC, a Florida limited liability company**, as to a 69 % undivided ownership interest; and **River Farm Florida, LLC, a Florida limited liability company**, as to a 31% undivided ownership interest.

whose address is: 2639 Ferol Lane, Lynn Haven, Fl. 32444, hereinafter called the "Grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**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, FL**, to-wit:

**See Exhibit "A" attached hereto and made a part hereof.**

Parcel Identification Number: **14189-045-010; 14189-045-000**

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 taxes accruing subsequent to December 31st of 2014.

**In Witness Whereof**, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]  
Witness Signature  
Print Name: MELINDA WALDEN

**Coronado Village, LLC, a Florida limited liability company**

[Signature]  
Witness Signature  
Print Name: Monica Rodriguez

[Signature]  
Justo Maqueira, Sr., Manager/Director

State of Florida  
County of Monroe

**Sworn To, Subscribed and Acknowledged** before me on January 29, 2015, by Justo Maqueira, Sr., as Manager and Director of Coronado Village, LLC, a Florida limited liability company, who is personally known to me or who has produced a valid driver's license as identification.

[Signature]  
Notary Public

Notary Print Name \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

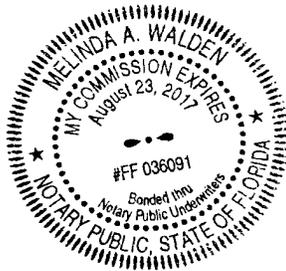


Exhibit "A"**Parcel 1:**

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 14 WEST, BAY COUNTY FLORIDA. THENCE SOUTH 01°40'47" WEST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, FOR 50.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF 23RD STREET (100 FOOT RIGHT OF WAY); THENCE SOUTH 88°38'22" EAST, ALONG SAID SOUTH RIGHT OF WAY FOR 6.01 FEET TO THE POINT OF BEGINNING. THENCE SOUTH 01°46'56" WEST FOR 304.53 FEET; THENCE SOUTH 88°37'04" EAST FOR 440.58 FEET TO A POINT THAT IS 550.00 FEET WEST OF THE EAST LINE OF SAID SECTION 32; THENCE NORTH 01°46'43" EAST, PARALLEL WITH SAID EAST LINE OF SECTION 32, FOR 304.70 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID 23RD STREET; THENCE NORTH 88°38'22" WEST, ALONG SAID SOUTH RIGHT OF WAY LINE, FOR 352.12 FEET; THENCE, LEAVING SAID SOUTH RIGHT OF WAY LINE, SOUTH 01°22'39" WEST FOR 105.35 FEET; THENCE SOUTH 46°01'55" WEST FOR 48.95 FEET; THENCE NORTH 88°37'21" WEST FOR 28.30 FEET; THENCE NORTH 01°22'39" EAST FOR 140.15 FEET TO THE SAID SOUTH RIGHT OF WAY LINE OF 23RD STREET; THENCE NORTH 88°38'22" WEST, ALONG SAID SOUTH RIGHT OF WAY LINE, FOR 25.74 FEET TO THE POINT OF BEGINNING.

AND

**(RETENTION POND PARCEL)**

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA. THENCE SOUTH 01°40'47" WEST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, FOR 50.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF 23RD STREET (100 FOOT RIGHT OF WAY); THENCE SOUTH 88°38'22" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, FOR 6.01 FEET; THENCE SOUTH 01°46'56" WEST FOR 304.53 FEET; THENCE SOUTH 88°37'04" EAST FOR 20.36 FEET FOR THE POINT OF BEGINNING: THENCE CONTINUE SOUTH 88°07'04" EAST FOR 420.23 FEET TO A POINT THAT IS 550.00 FEET WEST OF THE EAST LINE OF SAID SECTION 32; THENCE SOUTH 01°46'43" WEST, PARALLEL WITH SAID EAST LINE OF SECTION 32, FOR 7.50 FEET; THENCE NORTH 88°37'04" WEST FOR 123.32 FEET; THENCE SOUTH 47°50'37" WEST FOR 20.67 FEET; THENCE SOUTH 04°18'18" WEST FOR 87.35 FEET; THENCE NORTH 89°43' 06" WEST 127.96 FEET; THENCE NORTH 23°45'07" WEST FOR 56.10 FEET; THENCE NORTH 60°37'05" WEST FOR 12.00 FEET; THENCE SOUTH 82°30'58" WEST FOR 116.16 FEET; THENCE NORTH 01°07'52" EAST FOR 72.91 FEET TO THE POINT OF BEGINNING.

Exhibit "A" Continued

**Parcel 2:**

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA. THENCE SOUTH 01°40'47" WEST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, FOR 50.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF 23RD STREET (100 FOOT RIGHT OF WAY); THENCE SOUTH 88°38'22" EAST, ALONG SAID SOUTH RIGHT OF WAY FOR 31.75 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 01°22'39" WEST FOR 140.15 FEET; THENCE SOUTH 88°37'21" EAST FOR 28.30 FEET; THENCE NORTH 46°01'55" EAST FOR 48.95 FEET; THENCE NORTH 01°22'39" EAST FOR 105.35 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID 23RD STREET; THENCE NORTH 88°38'22" WEST, ALONG SAID SOUTH RIGHT OF WAY LINE, FOR 62.70 FEET TO THE POINT OF BEGINNING.