

Prepared by and return to:
Mathews & Jones, LLP
4475 Legendary Drive
Destin, FL 32541
File Number: 1221-105
Parcel Identification No.: 20063-000-000
Documentary Stamps: \$4,025.00

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Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 1st day of February, 2017 between PV-Harrison, LLC, a Florida limited liability company whose post office address is 2901 Rigsby Lane, Safety Harbor, Florida 34695, grantor*, and First Florida Bank, a State Chartered Bank whose post office address is 2000 Ninety-Eight Palms Boulevard, Destin, Florida 32541, grantee*,

Witnesseth, that said grantor, for and in consideration of the sum of **Ten Dollars & no cents (\$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 heirs and assigns forever, the following described land, situate, lying and being in Bay County, Florida, to-wit:

Lots 10, 11 and 12, Block 48, Gulf Coast Development Co.'s Second Addition to Panama City, according to the map or plat thereof, as recorded in the Public Records of Bay County, Florida, less and except any portion within any public right-of-way.


Subject to the Permitted Encumbrances shown on Exhibit A, attached hereto.

Subject to taxes for 2017 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

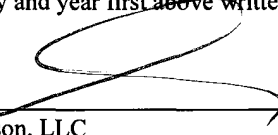
Said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

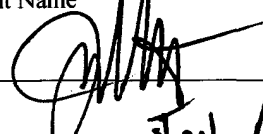
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.



ERIKA BURKE - Witness
Print Name



PV-Harrison, LLC - Seller
Charles A. Ernst, Jr.
Operating Manager



Jon Mott - Witness
Print Name

STATE OF Florida
COUNTY OF Pinellas

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state aforesaid and in the county aforesaid to take acknowledgments, personally appeared Charles A. Ernst, Jr., as Operating Manager of PV-Harrison, LLC, a Florida limited liability company, who is personally known to me or who has produced a _____ driver's license as identification, to be the person described in and who executed the foregoing Warranty Deed and acknowledged before me that he signed same.

WITNESS my hand and official seal this 30 day of January, 2017.



NOTARY PUBLIC Bianca Taylor-Heard
My Commission Expires: _____

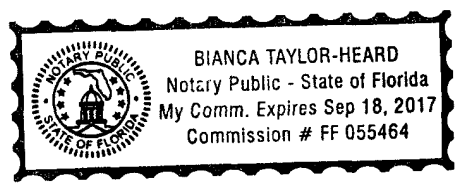


Exhibit "A"
Permitted Encumbrances

1. Taxes and assessments for the year 2017 and subsequent years, which are not yet due and payable.
2. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.
3. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.
4. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Gulf Coast Development Co.'s Second Addition to Panama City, recorded in Plat Book 4, Page 7.
5. Restrictions, covenants and conditions as contained in the Special Warranty recorded in Official Records Book 3276, Page 2131.
6. Restrictions, covenants and conditions as contained in the Special Warranty recorded in Official Records Book 3768, Page 243.
7. Rights of tenants occupying all or part of the insured land under unrecorded leases or rental agreements.