

Prepared by and Return to Dean Holder ,
an employee of First International Title, Inc.
651 Grand Panama Blvd., Suite 104
Panama City Beach, FL 32407
File No.: 114288-56

WARRANTY DEED

This indenture made on December 21, 2017, by **Sherman Pines Mobile Home Park, LLC, a Florida limited liability company, successor by conversion to Sherman Pines Mobile Home Park, Inc.** whose address is: 6513 Bayline Drive, Panama City, FL 32404, hereinafter called the "grantor",

to **James W. Rizzuto, Trustee for James W. Rizzuto Revocable Trust u/d/t 08/26/97** whose address is: 409 Bayshore Drive, Panama City Beach, FL 32407, 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, **Florida**, to-wit:

COMMENCE AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF STATE ROAD NO. 77 AND THE SOUTH LINE OF LOT H, BLOCK 3 OF THE SCARLETT ADDITION TO LYNN HAVEN AS RECORDED IN PLAT BOOK 5, PAGE 13, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE SOUTH 88°51'23" EAST ALONG THE NORTH RIGHT OF WAY LINE OF CHAMBLISS AVENUE, BEING THE SOUTH LINE OF LOT H, BLOCK 3 OF SCARLETT ADDITION TO LYNN HAVEN, FOR 200.02 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY RUN N01°08'37"E FOR 91.19 FEET; THENCE S88°51'23"E FOR 493.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S88°51'23"E 47.02 FEET; THENCE N50°32'02"E FOR 36.85 FEET; THENCE S88°51'23"E FOR 108.13 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE ATLANTA AND ST. ANDREWS BAY RAILROAD (100 FOOT R/W); THENCE N42°56'47"W ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE FOR 245.97 FEET; THENCE LEAVING SAID SOUTHWESTERLY RIGHT OF WAY LINE RUN S01°42'14"W FOR 93.67 FEET; THENCE N88°51'23"W FOR 11.05 FEET; THENCE S01°08'37"W FOR 106.99 FEET TO THE POINT OF BEGINNING. SUBJECT TO A 20 FOOT EASEMENT FOR INGRESS AND EGRESS ALONG THE SOUTH LINE AND SUBJECT TO RETENTION EASEMENT ALONG THE NORTH AND EAST LINE AS RECORDED IN BAY COUNTY OFFICIAL RECORDS BOOK 1741, PAGE 947 AND AMENDED IN BAY COUNTY OFFICIAL RECORDS BOOK 1787, PAGE 334.

TOGETHER WITH AN INGRESS AND EGRESS EASEMENT OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:

COMMENCE AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF STATE ROAD NO. 77 AND THE SOUTH LINE OF LOT H, BLOCK 3 OF THE SCARLETT ADDITION TO LYNN HAVEN AS RECORDED IN PLAT BOOK 5, PAGE 13, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE SOUTH 88°51'23" EAST ALONG THE SAID SOUTH LINE OF BLOCK 3 FOR 175.02 FEET TO THE POINT OF BEGINNING; THENCE NORTH 44°49'04" EAST FOR 18.00 FEET; THENCE NORTH 01°08'37" EAST FOR 98.17 FEET; THENCE S 88°51'23" EAST 553.46 FEET; THENCE SOUTH 01° 08' 37" WEST FOR 40.00 FEET; THENCE NORTH 88°51'23" WEST FOR 202.55 FEET; THENCE SOUTH 01°08'37" WEST FOR 71.19 FEET; THENCE NORTH 88°51'23" WEST FOR 20.00 FEET; THENCE NORTH 01° 08'37" EAST FOR 71.19 FEET; THENCE NORTH 88°51'23" WEST FOR 215.26 FEET; THENCE NORTH 01°08'37" EAST FOR 12.00 FEET; THENCE NORTH 88°51'23" WEST FOR 35.85

FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 50.00 FEET, AND CHORD OF 70.71 FEET, BEARING SOUTH 46°08'37" WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 78.54 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 01°08'37" WEST FOR 33.19 FEET; THENCE NORTH 88°51'23" WEST FOR 42.43 FEET TO THE POINT OF BEGINNING.

Parcel Identification Number: 11613-050-005

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

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 2017.

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

Sherman Pines Mobile Home Park, LLC

Shirley P. Scott
Shirley P Scott, Manager

Signed, sealed and delivered in our presence:

Dean R. Holder
Witness Signature

Print Name: DEAN R. HOLDER

Carol S. Whiddon
Witness Signature

Print Name: CAROL S WHIDDON

State of FLORIDA

County of BAY

The Foregoing Instrument Was Acknowledged before me on 12/21/17, by
**Sherman Pines Mobile Home Park, LLC, a Florida limited liability company, successor by
conversion to Sherman Pines Mobile Home Park, Inc.,** who is/are personally known to me or who
has/have produced a valid _____ as identification.

Dean R. Holder

Notary Public

Printed Name:

My Commission expires:

