

Prepared by and Return To:
Burke Blue Hutchison Walters & Smith, P.A.
16215 Panama City Bch Pkwy
Panama City Beach, FL 32413

File No.: **B645-34078**

Parcel ID #: **36554-003-000. (PARCEL 1), 36554-002-000
(PARCEL 2), 36566-000-000 (PARCEL 3), 36565-000-000
(PARCEL 4), 36568-035-000 (PARCELS 5, 6 AND 7),
36746-000-000 (PARCELS 8, 9 AND 10), 36570-000-000
(PARCEL 11)**

Based On: **\$4,200,000.00**

Documentary Stamps Collected: **\$29,400.00**

WARRANTY DEED

This Indenture made this 10th day of January, 2018, between **Griffitts Investments Limited Partnership, a Florida Limited Partnership and Griffitts Management, LLC, a Florida Limited Liability Company as to Parcels 1, 3, 4, 5, 6, 7, 8, 9, 10; Philip W. Griffitts a/k/a Phillip Griffitts and wife, Jerrilyn T. Griffitts a/k/a Jerrilyn Griffitts, Griffitts Management, LLC, a Florida Limited Liability Company and Griffitts Investments Limited Partnership, a Florida Limited Partnership as to Parcel 2; AND, Griffitts Investments Limited Partnership, a Florida limited partnership as to Parcel 11, whose post office address is: 20723 Front Beach Road, Panama City Beach, FL 32413, Grantor***, and **Sugar Sands By The Sea, LLC, a Florida limited liability company, whose Post Office address is: 15325 Front Beach Road, Panama City Beach, FL 32413, Grantee***.

WITNESSETH, That Grantor, for and in consideration of the sum of **TEN DOLLARS AND 00/100 (\$10.00)** Dollars and other good and valuable considerations to Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee and Grantee's heirs and assigns forever the following described land, to-wit:

SEE ATTACHED EXHIBIT "A"

SAID PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR UNDER THE LAWS AND CONSTITUTION OF THE STATE OF FLORIDA, IN THAT NEITHER GRANTOR NOR ANY MEMBERS OF THE HOUSEHOLD OF GRANTOR RESIDE THEREON.

Subject to easements, restrictions and covenants of record and taxes for the current year, but mention herein does not serve to reimpose same.

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

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


IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Griffitts Investments Limited Partnership, a Florida limited partnership

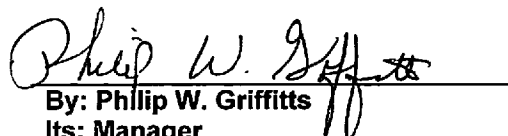
**By: Griffitts Management, LLC, a Florida limited liability company
Its: General Partner**



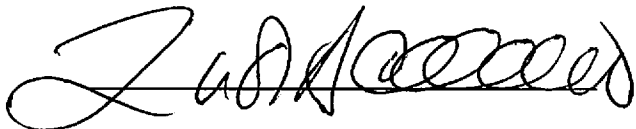
Franklin R. Harrison
Witness (Please Print Name)



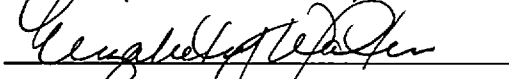
Elizabeth J. Walters
Witness (Please Print Name)



By: Philip W. Griffitts
Its: Manager (CORPORATE SEAL)



Franklin R. Harrison
Witness (Please Print Name)



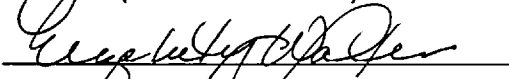
Elizabeth J. Walters
Witness (Please Print Name)



By: Jerrilyn T. Griffitts
Its: Manager (CORPORATE SEAL)

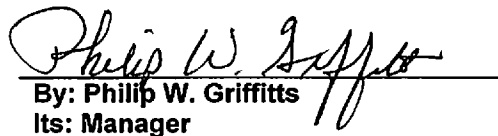


Franklin R. Harrison
Witness (Please Print Name)



Elizabeth J. Walters
Witness (Please Print Name)

Griffitts Management, LLC, a Florida limited liability company



By: Philip W. Griffitts
Its: Manager (CORPORATE SEAL)

[Signature]

Franklin R. Harrison
Witness (Please Print Name)

[Signature]

Elizabeth J. Walters
Witness (Please Print Name)

[Signature]

By: Jerrilyn T. Griffiths
Its: Manager
(CORPORATE SEAL)

[Signature]

Franklin R. Harrison
Witness (Please Print Name)

[Signature]

Elizabeth J. Walters
Witness (Please Print Name)

[Signature]

Philip W. Griffiths a/k/a Philip
Griffitts

[Signature]

Franklin R. Harrison
Witness (Please Print Name)

[Signature]

Elizabeth J. Walters
Witness (Please Print Name)

[Signature]

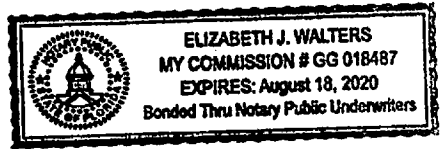
Jerrilyn T. Griffiths a/k/a Jerrilyn
Griffitts

State of FLORIDA
County of BAY

The foregoing was sworn to or affirmed, and subscribed before me this 10th day of January, 2018, by **Philip W. Griffiths, Manager of Griffiths Management, LLC, a Florida limited liability company, as General Partner of Griffiths Investments Limited Partnership, a Florida limited partnership, on behalf of the partnership, who:**

- is personally known to me.
- produced _____ as identification.

[Signature]
Notary Public
My Commission Expires: _____



State of FLORIDA
County of BAY

The foregoing was sworn to or affirmed, and subscribed before me this 10th day of January, 2018, by **Jerrilyn T. Griffiths, Manager of Griffiths Management, LLC, a Florida limited liability company, as General Partner of Griffiths Investments Limited Partnership, a Florida limited partnership, on behalf of the partnership, who:**

- is personally known to me.
- produced _____ as identification.

Elizabeth J. Walters
Notary Public
My Commission Expires: _____



State of FLORIDA
County of BAY

The foregoing was sworn to or affirmed, and subscribed before me this 10th day of January, 2018, by **Philip W. Griffiths, as Manager of Griffiths Management, LLC, a Florida limited liability company, on behalf of the company, who:**

- is personally known to me.
- produced _____ as identification.

Elizabeth J. Walters
Notary Public
My Commission Expires: _____

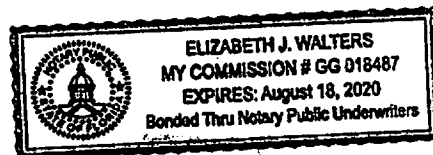


State of FLORIDA
County of BAY

The foregoing was sworn to or affirmed, and subscribed before me this 10th day of January, 2018, by **Jerrilyn T. Griffiths, as Manager of Griffiths Management, LLC, a Florida limited liability company, on behalf of the company, who:**

- is personally known to me.
- produced _____ as identification.

Elizabeth J. Walters
Notary Public
My Commission Expires: _____

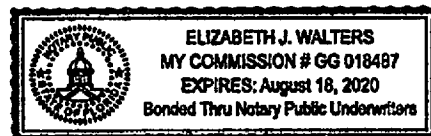


State of FLORIDA
County of BAY

The foregoing was sworn to or affirmed, and subscribed before me this 10th day of January, 2018, by **Philip W. Griffiths a/k/a Phillip Griffiths, who:**

- is personally known to me.
- produced _____ as identification.

Elizabeth J. Walters
Notary Public
My Commission Expires: _____



State of FLORIDA
County of BAY

The foregoing was sworn to or affirmed, and subscribed before me this 10th day of January, 2018,
by **Jerrilyn T. Griffitts a/k/a Jerrilyn Griffitts**, who:

is personally known to me.

produced _____ as identification.

Elizabeth J. Walters

Notary Public
My Commission _____
Expires: _____

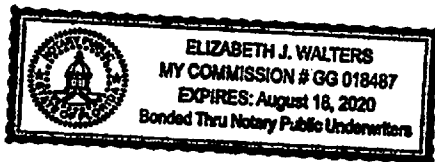


EXHIBIT "A"

PARCEL 1:

Beginning at a point 260 feet South of the Southwest corner of Lot 1, Block 52, of the plat of Laguna Beach Estates Tenth Addition, as recorded in the Office of the Clerk of the Circuit Court of Bay County, Florida, in Plat Book 10, Page 8; thence North 65 feet; thence East 110 feet, more or less, to the water's edge of Twin Lake; thence Southerly along the water's edge 65 feet, more or less, to a point West of the Point of Beginning; thence West 110 feet, more or less, to the Point of Beginning.

PARCEL 2:

Beginning at a point 260 feet South of the Southwest corner of Lot 1, Block 52, of the plat of Laguna Beach Estates Tenth Addition, as recorded in the Office of the Clerk of the Circuit Court of Bay County, Florida, in Plat Book 10, Page 8; thence East 105 feet, more or less, to the water's edge of Twin Lake; thence Southerly along the water's edge to a point 100 feet North of the North R/W line of U.S. Highway 98A; thence Northwesterly along a line parallel to said R/W line to a point 20 feet Southeasterly of the East line of Santa Monica Beach, as recorded in the Office of the Clerk of the Circuit Court of Bay County, Florida, in Plat Book 3, Page 17; thence South 100 feet to the North R/W line of U.S. Highway 98A; thence Northwesterly along said R/W line 20 feet to the Southeast corner of Santa Monica Beach Subdivision, as recorded in the Office of the Clerk of the Circuit Court of Bay County, Florida, in Plat Book 3, Page 17; thence North along the East line of said plat 265 feet, more or less, to the Point of Beginning.

Less and Except:

COMMENCING AT THE INTERSECTION OF THE WEST BOUNDARY LINE OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 17 WEST, BAY COUNTY, FLORIDA, WITH THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 98; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 1250 FEET TO THE EAST PROPERTY LINE OF SANTA MONICA SUBDIVISION; THENCE CONTINUE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 270.9 FEET FOR A POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE CONTINUE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 10 FEET; THENCE AT AN ANGLE 90° TO THE RIGHT A DISTANCE OF 12 FEET; THENCE AT AN ANGLE 90° TO THE RIGHT A DISTANCE OF 10 FEET; THENCE AT AN ANGLE OF 90° TO THE RIGHT A DISTANCE OF 12 FEET TO THE POINT OF BEGINNING

PARCEL 3:

Commencing at the intersection of the West boundary line of Section 10, Township 3 South, Range 17 West, with the Southerly R/W line of U.S. Highway 98; thence Southeasterly along said R/W line a distance of 1250 feet to the East property line of Santa Monica Subdivision, for the Point of Beginning of tract to be described; thence continue Southeasterly along said R/W line a distance of 180.9 feet; thence at an angle of 90°00' to the right, a distance of 105.0 feet; thence at an angle of 90°00' to the right, a distance of 130.0 feet to a point due South of the Point of Beginning; thence North 114.68 feet to the Point of Beginning. The above land being located in the Northwest Quarter of Section 10, Township 3 South, Range 17 West, Bay County, Florida.

PARCEL 4:

Commencing at the intersection of the West boundary line of Section 10, Township 3 South, Range 17 West, with the Southerly R/W line of U.S. Highway 98; thence Southeasterly along said R/W line a distance of 1250 feet to the East property line of Santa Monica Subdivision; thence continue Southeasterly along said R/W line a distance of 180.9 feet for a Point of Beginning of the tract to be described; thence continue Southeasterly along said R/W line a distance of 100 feet; thence at an angle of 90°00' to the right, a distance of 105.0 feet; thence at an angle of 90°00' to the right, a distance of 100.0 feet; thence at an angle of 90°00' to the right, a distance of 105.0 feet to the Point of Beginning.

PARCEL 5:

Commence at the North right of way line of U. S. Highway 98 (100 foot right of way) and the West right of way line of Twin Lakes Drive (50 foot right of way); thence N67°07'15"W along said North right of way line for 70.38 feet to the Point of Beginning; thence continue N67°07'15"W along said North right of way line for 147.85 feet to the edge of a lake; thence Northerly and Easterly along the edge of said lake as follows: N35°09'35"E for 6.75 feet; thence N44°11'29"E for 17.36 feet; thence N25°25'59"W for 5.49 feet; thence N66°47'37"E for 3.87 feet; thence S52°38'07"E for 12.68 feet; thence S42°42'23"E for 20.65 feet; thence S55°31'11"E for 12.73 feet; thence S70°13'28"E for 24.23 feet, thence S75°22'39"E for 20.44 feet; thence S51°36'05"E for 18.69 feet; thence S74°26'57"E for 15.27 feet; thence S81°57'29"E for 14.17 feet; thence N35°08'24"E for 30.95 feet to the West line of Parcel 3, described in Official Records Book 1109, Page 910 in the Public Records of Bay County, Florida; thence S22°44'14"W along said West line for 50.00 feet to the Point of Beginning.

PARCEL 6:

Commencing at the Southeast corner of Santa Monica, a Subdivision of a portion of the Northwest Quarter of section 10, Township 3 South, Range 17 West, as per plat recorded in Plat Book 3, Page 17, of the Public Records of Bay County, Florida; thence Southeasterly along the Northerly R/W line of U.S. Highway 98 A, 125 feet to the Point of Beginning; continue thence Southeasterly along said Northerly R/W line of U.S. Highway 98 A, 100 feet; thence North parallel to the East line of said Santa Monica Subdivision 22 feet, more or less, to the edge of the waters of Twin Lakes; thence Northwesterly along the said water's edge, 106 feet, more or less, to a point which is North 34 feet from the Point of Beginning; thence South parallel to said East line of Santa Monica Subdivision, 34 feet to the Point of Beginning.

PARCEL 7:

Commence at the Southeast corner of Santa Monica, a subdivision of a portion of the Northwest Quarter of Section 10, Township 3 South, Range 17 West, Bay County, Florida, as per plat thereof recorded in Plat Book 3, Page 17, of the Public Records of Bay County, Florida; thence Southeasterly along the Northerly R/W line of U.S. Highway 98A, a distance of 225 feet to the Point of Beginning; thence continue Southeasterly along said Northerly R/W line 100 feet; thence North parallel to the East line of said Santa Monica Subdivision, 36 feet, more or less, to the edge of the waters of Twin Lakes; thence Northwesterly along water's edge, 106 feet, more or less, to a point which is North 34 feet, more or less, from the Point of Beginning; thence South parallel to said East line of said Santa Monica Subdivision 34 feet, more or less, to the Point of Beginning; being the parcel East of and conterminous with the parcel recorded in Bay County Official Records Book 929, Page 1292.

PARCEL 8:

The Southerly 14 feet of Lot 1, Block 16 according to the plat of Fifth Addition to Laguna Beach Estates on file in the office of the Clerk of the Circuit Court of Bay County, Florida. Said strip of land being a strip of land of uniform width of 14 feet running from the Westerly line of Twin Lakes Drive to the Westerly boundary line of said Lot 1, Block 16.

PARCEL 9:

Commencing at the Southeasterly Corner of Lot 1, Block 16 of Fifth Addition to Laguna Beach Estates, according to the plat in the office of the Clerk of Circuit Court of Bay County, Florida, for the Point of Beginning; thence Southerly along the Westerly line of the street or road for a distance of 50 feet to the Northerly right-of-way line of U. S. Highway No. 98; thence Westerly along the Northerly right-of-way line of said U. S. Highway 98 a distance of 60 feet; thence Northerly and parallel to the Westerly line of the street or road a distance of 50 feet; thence Easterly 60 feet to the Point of Beginning.

PARCEL 10:

Commencing at a point on the Northerly right-of-way line of U. S. Highway No. 98, which is 60 feet Northwesterly of the Westerly right-of-way line of Twin Lakes Drive, according to the plat of Fifth Addition to Laguna Beach Estates on file in the office of the Clerk of Circuit Court of Bay County, Florida, for the Point of Beginning; thence continue Northwesterly along the Northerly right-of-way line of said U.S. Highway No. 98 a distance of 10 feet, thence Northeasterly and parallel to the Westerly right-of-way line of said Twin Lakes Drive to the Northwesterly corner of

said Lot 1, Block 16, Fifth Addition to Laguna Beach Estates; thence Southerly along the water's edge (being the Westerly side of said Lot 1, Block 16) to the Southwesterly corner of said Lot 1, Block 16; thence Southerly and parallel to the Westerly line of said Twin Lakes Drive for a distance of 50 feet to the Point of Beginning.

PARCEL 11:

Begin at a point on the Northerly right of way line of U.S. Highway 98, which is 20 feet East of the Southeast Corner of Santa Monica, a subdivision of a part of the Northwest Quarter of Section 10 in Township 3 South, Range 17 West, as per plat recorded in Plat Book 3, at Page 17 of the Public Records of Bay County, Florida. From said Point of Beginning run Southerly along the North right of way line of said Highway 50 feet; thence North parallel to East line of Santa Monica 100 feet; thence Westerly parallel to the North line of Highway 98, 50 feet; thence South 100 feet to Point of Beginning.

AND:

Begin at a point on the Northerly right of way line of U.S. Highway 98, which is 70 feet East of the Southeast Corner of Santa Monica, a subdivision of a part of the Northwest Quarter of Section 10 in Township 3 South, Range 17 West, as per plat recorded in Plat Book 3, at Page 17 of the Public Records of Bay County, Florida. From said Point of Beginning, run Southerly along the North right of way line of said Highway 25 feet; thence North parallel to East line of Santa Monica 100 feet; thence Westerly parallel to the North line of Highway 25 feet; thence South 100 feet to the Point of Beginning.

AND:

Begin at a point on the Northerly right of way line of U.S. Highway 98, which is 95 feet East of the Southeast Corner of Santa Monica, a subdivision of a part of the Northwest Quarter of Section 10 in Township 3 South, Range 17 West, as per plat recorded in Plat Book 3, at Page 17 of the Public Records of Bay County, Florida. From said Point of Beginning run Southerly along the North right of way line of said Highway 30 feet; thence North parallel to East line of Santa Monica 100 feet; thence Westerly parallel to the North line of Highway 30 feet; thence South 100 feet to Point of Beginning.