

This instrument prepared by
and upon recording return to:
Lee Stuart Smith, Esq.
Holland & Knight LLP
P. O. Box 1526
Orlando, FL 32802

Grantee's Tax I.D. No:

Property Appraisers Parcel

Identification Number(s):

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made the 11th day of January, 2018 by **Grease Pro, Inc.**, a Florida corporation, successor by merger to JAL 645, LLC, a Florida limited liability company, with a mailing address of 3136 Highway 77, Panama City, Florida 32402 (hereinafter referred to as the "Grantor"), to **George Kamzik**, having an address at 7035 Benton Drive, Panama City, Florida 32404 (hereinafter referred to as the "Grantee"):

WITNESSETH:

That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt and sufficiency of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to the Grantee, all that certain land situate in **Bay** County, Florida, more particularly described as follows:

See **Exhibit "A"** attached hereto and by this reference made a part hereof
(hereinafter referred to as the "Property")

This conveyance is subject to real estate taxes for 2018 and subsequent years, easements, restrictions and other matters of record.

As against all persons claiming by, through, or under the Grantor, the Grantor covenants that the property is free of all encumbrances, that lawful seisin of and good right to convey the property are vested in the Grantor, and that the Grantor fully warrants the title to the property and will defend the same against the lawful claims of all persons claiming by, through, or under the Grantor and no other.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, by its proper officers thereunto duly authorized, the day and year first above written.

Two Witnesses

Rhonda Carroll
Printed Name: Rhonda Carroll

Ross McCloy
Printed Name: ROSS McCloy

GREASE PRO, INC., a Florida corporation

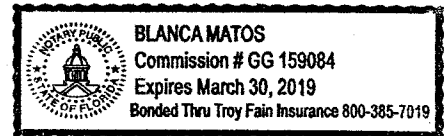
By: [Signature]
Aaron Lovett, President

STATE OF FLORIDA
COUNTY OF Bay

The foregoing instrument was acknowledged before me this 11th day of January, 2018, by Aaron Lovett, as President of Grease Pro, Inc., a Florida corporation, on behalf of the Corporation. He who is personally known to me or has produced Fl. D. as identification.

SEAL

Blanca Matos
Signature of Notary Public
State of Florida
Commission Number: _____

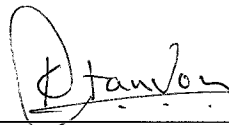


Two Witnesses


Printed Name: Naomi Suojanen


Printed Name: LORAYNE S. CAVALLARO

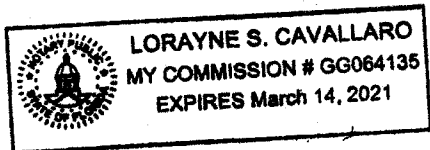
SUNBELT RECEIVERS, LLC., a
Florida limited liability company

By: 
Ketan Vora, as Court Appointed
Receiver of the Property

STATE OF FLORIDA
COUNTY OF Charlotte

The foregoing instrument was acknowledged before me this 9th day of January, 2018, by Ketan Vora, as Manager of Sunbelt Receivers, LLC, a Florida limited liability company, on behalf of the Company. He who is personally known to me or has produced _____ as identification.

SEAL





Signature of Notary Public
State of Florida **LORAYNE S. CAVALLARO**
Commission Number: _____

EXHIBIT "A" to Special Warranty Deed

COMMENCE AT THE NORTHWEST CORNER OF LOT 11, BELAIRE ESTATES UNIT NO. 2 AS PER PLAT RECORDED IN PLAT BOOK 12, PAGE 7, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE S01°03'13"W, ALONG THE EAST RIGHT OF WAY LINE OF PETTY DRIVE FOR A DISTANCE OF 103.21 FEET TO THE NORTH RIGHT OF WAY LINE OF 26TH STREET (FORMERLY 39TH STREET); THENCE S89°35'41"E ALONG SAID NORTH RIGHT OF WAY LINE, FOR A DISTANCE OF 551.02 FEET TO THE WEST RIGHT OF WAY LINE OF STATE ROAD NO. 77; THENCE N00°58'32"E ALONG SAID RIGHT OF WAY LINE, FOR A DISTANCE OF 233.21 FEET TO THE NORTHEAST CORNER OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 981, PAGE 613, OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE CONTINUE N00°58'32"E, ALONG SAID WEST RIGHT OF WAY LINE, FOR A DISTANCE OF 119.88 FEET TO THE SOUTH LINE OF PARCEL B, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2540, PAGE 1225, OF SAID PUBLIC RECORDS; THENCE S89°33'53"W, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 199.51 FEET TO THE EAST BOUNDARY OF JOHNSON DRIVE UNRECORDED SUBDIVISION; THENCE S00°58'32"W, ALONG SAID EAST BOUNDARY, FOR A DISTANCE OF 119.88 FEET TO THE NORTHWEST CORNER OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 913, PAGE 1184, OF SAID PUBLIC RECORDS; THENCE N89°33'53"E, ALONG THE NORTH BOUNDARY OF SAID PARCEL, FOR A DISTANCE OF 199.51 FEET TO THE POINT OF BEGINNING.

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