

Prepared by and Return to:
Mark Stockdale
MTI Title Insurance Agency, Inc.
11501 Hutchison Blvd., Suite 107
Panama City Beach, FL 32407

-Incidental to the issuance of title insurance

Property Appraiser's Parcel ID #30938-050-000
File-MFL-2221405
Consideration Amount \$499,000.00

CORPORATE WARRANTY DEED

This Indenture, Made this April 19, 2018, between North Lagoon Drive Partners, LLC, a Florida limited liability company whose business address is: 7019 N. Lagoon Drive, Panama City Beach, FL 32408, hereinafter called the "Grantor"*, and T. S. Watson Real Estate, LLC, whose address is: 6645 North Lagoon Drive, Panama City Beach, FL 32408, hereinafter called the "Grantee":

Witnesseth: That said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, 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, FL, and being further described as follows:

DESCRIPTION OF UNIT 6645: COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 15 WEST, BAY COUNTY, FLORIDA. THENCE SOUTH 00 DEGREES 27 MINUTES 15 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9 FOR 2073.52 FEET TO THE CENTERLINE OF NORTH LAGOON DRIVE (100-FOOT RIGHT OF WAY); THENCE NORTH 56 DEGREES 22 MINUTES 23 SECONDS WEST ALONG SAID CENTERLINE FOR 1035.00 FEET; THENCE SOUTH 33 DEGREES 37 MINUTES 37 SECONDS WEST FOR 50.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID NORTH LAGOON DRIVE; THENCE SOUTH 56 DEGREES 22 MINUTES 23 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR 54.79 FEET; THENCE SOUTH 13 DEGREES 34 MINUTES 23 SECONDS WEST FOR 55.92 FEET TO THE NORTHEAST CORNER OF A BUILDING FOR THE POINT OF BEGINNING. THENCE CONTINUE SOUTH 13 DEGREES 34 MINUTES 23 SECONDS WEST FOR 60.27 FEET TO THE SOUTHEAST CORNER OF SAID BUILDING; THENCE NORTH 76 DEGREES 25 MINUTES 37 SECONDS WEST FOR 35.32 FEET TO THE SOUTHWEST CORNER OF SAID BUILDING; THENCE NORTH 13 DEGREES 34 MINUTES 23 SECONDS EAST FOR 58.27 FEET TO THE NORTHWEST CORNER OF SAID BUILDING; THENCE SOUTH 76 DEGREES 25 MINUTES 37 SECONDS EAST ALONG THE EDGE OF SAID BUILDING AND THE EASTERLY EXTENSION THEREOF FOR 13.04 FEET TO A BUILDING FACE; THENCE NORTH 13 DEGREES 34 MINUTES 23 SECONDS EAST ALONG SAID BUILDING FACE FOR 2.00 FEET; THENCE SOUTH 76 DEGREES 25 MINUTES 37 SECONDS EAST ALONG SAID BUILDING FACE FOR 22.28 FEET TO THE POINT OF BEGINNING.

MORE COMMONLY KNOWN AS: 6645 North Lagoon Drive, Panama City Beach, FL 32408
and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

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

Subject to easements, restrictions, and covenants of record, and real property taxes for the current year which are prorated.

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

North Lagoon Drive Partners, LLC

By: _____

Dennis Fuller, MGR

M. S. C.

Witness #1 Signature

Mark Stockdale

Witness #1 Print Name

Pamela Van Horn

Witness #2 Signature

Pamela Van Horn

Witness #2 Print Name

State of FLORIDA ; County of Bay

The foregoing instrument was acknowledged by me this April 19, 2018
by: DENNIS FULLER, who acknowledged that he/she is the MGR of
North Lagoon Drive Partners, LLC, a Florida limited liability company, a corporation, and is
authorized to execute the forgoing instrument, and who is personally known by me or who has produced a valid driver's
license as identification and who did not take an oath.

M. S. C.

Notary Public

My Commission Expires: _____

