

Prepared by and after recording, return to:

Schulten Ward Turner & Weiss, LLP
Attn: Eric L. Weiss, Esq.
260 Peachtree Street, Suite 2700
Atlanta, GA 30303
ADL/4703.023

STATE OF Florida

COUNTY OF Bay

QUITCLAIM DEED

THIS INDENTURE, made effective as of the 7th day of March, 2019, between **USHA G. PATEL, a married person, conveying property which is not the homestead property, PRAVINKUMAR C. PATEL, a married person, conveying property which is not the homestead property, and PRAKASHKUMAR C. PATEL, a married person, conveying property which is not the homestead property** (the "GRANTOR"), and **1500 MLK PDI, LLC**, a Florida limited liability company (the "GRANTEE"), (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

That the said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, by these presents does hereby remise, convey and forever quitclaim to the said Grantee the following described property:

The Land is described as follows on Exhibit "A" attached hereto and made a part hereof by reference (hereinafter referred to as the "*Land*").

TO HAVE AND TO HOLD said described Property unto the said Grantee, so that neither the said Grantor, nor any other person or persons claiming under Grantor shall at any time, claim or demand any right, title or interest to the aforesaid described Property or its appurtenances.

Signed, sealed and delivered in the presence of:

MJS
Signature of Unofficial Witness
Name: Mark Stockdale

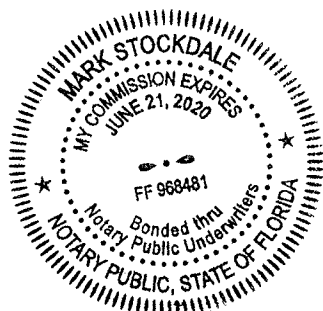
Pamela Van Horn
Signature of Unofficial Witness
Name: Pamela Van Horn

GRANTOR:

Prakash Kumar C. Patel (SEAL)
PRAKASHKUMAR C. PATEL

STATE OF FLORIDA
COUNTY OF

The foregoing instrument was acknowledged before me this 5 day of March, 2019, by Prakashkumar C. Patel. He/She is personally known to me or has produced his/her driver's license as identification.



NOTARY PUBLIC:

Sign MJS
Print Mark Stockdale
State FLORIDA (Seal)
My Commission Expires:

[Signatures continue on the following page]

Signed, sealed and delivered in the presence of:

MS
Signature of Unofficial Witness
Name: Mark Stockdale

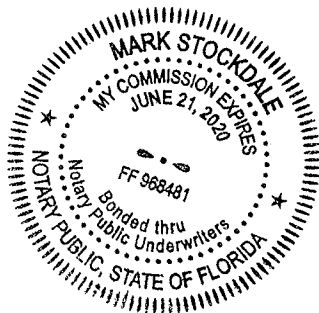
Pamela Van Horn
Signature of Unofficial Witness
Name: Pamela Van Horn

GRANTOR:

[Signature] (SEAL)
PRAVINKUMAR C. PATEL

STATE OF FLORIDA
COUNTY OF

The foregoing instrument was acknowledged before me this 5 day of March, 2019, by Pravinkumar C. Patel. He/She is personally known to me or has produced his/her driver's license as identification.



NOTARY PUBLIC:

Sign MS
Print Mark Stockdale
State _____ (Seal)
My Commission Expires:

[Signatures continue on the following page]

IN WITNESS WHEREOF, Grantor has executed this Deed under seal on the day and year set forth above.

Signed, sealed and delivered in the presence of:

Mark Stockdale
Signature of Witness
Name: Mark Stockdale

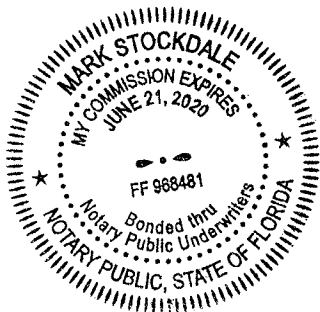
Pamela Van Horn
Signature of Witness
Name: Pamela Van Horn

GRANTOR:

Usha G. Patel (SEAL)
USHA G. PATEL

STATE OF FLORIDA
COUNTY OF

The foregoing instrument was acknowledged before me this 5 day of March, 2019, by Usha G. Patel. He/She is personally known to me or has produced his/her driver's license as identification.



NOTARY PUBLIC:

Sign Mark Stockdale
Print Mark Stockdale
State FLORIDA (Seal)
My Commission Expires:

[Signatures continue on the following page]

EXHIBIT A
Legal Description

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 14 WEST BAY COUNTY, FLORIDA. THENCE NORTH 01 DEGREES 25 MINUTES 01 SECOND EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 33 FOR 298.19 FEET; THENCE SOUTH 88 DEGREES 58 MINUTES 40 SECONDS EAST FOR 53.00 FEET TO THE EAST RIGHT OF WAY LINE OF MARTIN LUTHER KING BOULEVARD AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88 DEGREES 58 MINUTES 40 SECONDS EAST FOR 252.19 FEET TO THE WEST LINE OF A 30 FOOT EASEMENT DESCRIBED IN OFFICIAL RECORD BOOK 2561, PAGE 254; THENCE SOUTH 01 DEGREES 39 MINUTES 39 SECONDS WEST ALONG WEST LINE OF SAID EASEMENT FOR 241.89 FEET TO THE NORTH RIGHT OF WAY LINE OF 15TH STREET (U.S. ALTERNATE HIGHWAY 98); THENCE NORTH 88 DEGREES 50 MINUTES 57 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE FOR 240.53 FEET TO THE POINT OF INTERSECTION IN RIGHT OF WAY; THENCE NORTH 31 DEGREES 51 MINUTES 43 SECONDS WEST FOR 19.37 FEET TO THE AFORESAID EAST RIGHT OF WAY OF MARTIN LUTHER KING BOULEVARD; THENCE NORTH 01 DEGREES 25 MINUTES 01 SECOND EAST ALONG SAID EAST RIGHT OF WAY LINE FOR 225.07 FEET TO THE POINT OF BEGINNING. CONTAINING 1.394 ACRES±.

EXHIBIT B
Permitted Encumbrances

1. Taxes and assessments for the year 2019 and subsequent years, which are not yet due and payable.
2. Order of Taking by the State of Florida Department of Transportation recorded in Official Records Book 3660, Page 1272; together with Final Judgment recorded in Official Records Book 3669, Page 982. parcel A
3. Terms, conditions, and provisions of Declaration of Easement, recorded in Official Records Book 1415, Page 842. parcels B and E
4. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Keith's Fourth Addition to Panama City, recorded in Plat Book 1, Page 53, of the Public Records of Bay County, Florida. all parcels

NOTE: This exception omits any restriction, covenant, or condition based on race, color, religion, sex, handicap, familial status or national origin, if any, unless and only to the extent that the restriction is not in violation of state or federal law, or relates to a handicap, but does not discriminate against handicapped people.

5. Easement to Gulf Power Company recorded in Official Records Book 1263, Page 561, together with Subordination in Official Records Book 1899, Page 125. parcels B and E
6. Easement to Gulf Power Company recorded in Official Records Book 1443, Page 1054, together with Subordination in Official Records Book 1899, Page 125. parcels A and D
7. Easement to the City of Panama City, Florida recorded in Official Records Book 184, Page 90. parcels A and D
8. Easement to Gulf Power Company recorded in Official Records Book 1443, Page 1051; together with Subordination in Official Records Book 1899, Page 125. parcels B and E
9. Terms, conditions, and provisions of Sign Lease, recorded in Official Records Book 1280, Page 1666. as to all parcels
10. Order of Taking by State of Florida Department of Transportation recorded in Official Records Book 1875, page 204.
11. All terms and conditions of any existing unrecorded Leases and all rights thereunder of the Lessees and any person and/or entity claiming by, through, or under said Lessees.
12. The following matters shown on survey prepared by Sea Level Surveying & Mapping, Inc., dated June 18, 2018:

- a) Water meter, metal pole, traffic signal box, setback lines, monitor wells, drain inlets, storm drain and sanitary sewer manholes.

NOTE: Survey must be signed, signed and certified to Fidelity National Title.