

Prepared by and return to:

David Sattelberger, Esq.  
Schiff Hardin LLP  
233 South Wacker Drive, Suite 7100  
Chicago, IL 60606

Property ID Nos.: 18481-000-000 and 18482-000-000

For documentary stamp tax purposes,  
the consideration is \$10.00 and the documentary stamp tax due is \$0.70.

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### WARRANTY DEED

**THIS WARRANTY DEED** is made and executed as of this 26<sup>th</sup> day of September, 2019, by **PROFESSIONAL RESOURCE DEVELOPMENT, INC.**, an Illinois corporation ("**Grantor**"), whose address is 1200 Network Centre Drive, Suite 2, Effingham, Illinois 62401, to **PRD REAL ESTATE, LLC**, a Delaware limited liability company ("**Grantee**"), whose address is c/o Professional Resource Development, Inc., P.O. Box 768, Effingham, IL 62401.

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**WITNESSETH:** That Grantor, for and in consideration of the sum of Ten and No/100 Dollars and other good and valuable considerations in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, and Grantee's successors and assigns forever, all right, title and interest Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Bay, State of Florida ("**Property**"):

#### **SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN**

**TO HAVE AND TO HOLD** the Property in fee simple forever, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and Grantor hereby covenants with Grantee that it is lawfully seized of the Property in fee simple, that it has good right and lawful authority to sell and convey the Property, that it hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever, and that the Property is free of all encumbrances.

The Property is not homestead realty as to Grantor or Grantee.

This is a conveyance of unencumbered realty as a gift.

**Notice to Clerk:** In accordance with F.S. 201.02, minimum Florida documentary stamp tax has been paid in connection with this instrument pursuant to the *Crescent* case and Technical Assistance Advisement No. 07B4-004.

[Signature and Notary Page Follows]


IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

**PROFESSIONAL RESOURCE  
DEVELOPMENT, INC.,**  
an Illinois corporation

By:   
Jonathan Brumleve, President

**Signed, sealed and delivered in presence of:**

(Two witness signatures required)

  
(Signature of first witness)

  
(Signature of second witness)

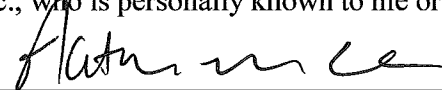
Kyle Niebruzga  
(Printed name of first witness)

Jake Bohnhoff  
(Printed name of second witness)

STATE OF IL )

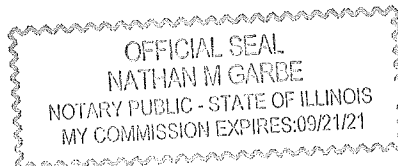
COUNTY OF Effingham )

On this the 20 day of Sept, 2019, before me, the undersigned Notary Public, appeared Jonathan Brumleve, the President of Professional Resource Development, Inc., who is personally known to me or has produced his driver's license for identification.

  
Notary Public

**SEND SUBSEQUENT TAX BILLS TO:**

PRD Real Estate, LLC  
c/o Professional Resource Development, Inc.  
P.O. Box 768  
Effingham, IL 62401



**EXHIBIT A**

Legal Description

PARCEL 1:

Lots 5, 6, 7 and 8 on the East side of Harrison Avenue, according to the Bry-Co Development Company's Subdivision of a portion of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 5, Township 4 South, Range 14 West, as per plat on file in the Office of the Clerk of the Circuit Court in Bay County, Florida.

PARCEL 2:

Lots 9 and 10, Bry-Co Development Company's Subdivision of Panama City on the East side of Harrison Avenue, according to plat of Bry-Co Park Addition, being in and a part of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 5, Township 4 South, Range 14 West, as per plat on file, recorded in Plat Book 4, Page 32, of the Public Records of Bay County, Florida, together with the West 20 feet of Luverne Avenue (vacated) as per Official Records Book 518, Page 209, Public Records of Bay County, Florida.

**BEING ALL** the property conveyed to Grantor by Special Warranty Deed dated May 21, 2019, and recorded May 28, 2019, in the Official Records of the Clerk of Bay County, Florida in Book 4127, Page 1786, as Instrument No. 2019050493.

Common Address: 1022 Harrison Avenue, Panama City, Florida 32401  
PINs: 18481-000-000 and 18482-000-000