

This Instrument Prepared By:

Carly J. Gaines
Cherry Petersen Landry Albert LLP
8350 N. Central Expressway, Suite 1500
Dallas, Texas 75206

Return to:

FRC North Tyndall Parkway, LLC
2311 Cedar Springs Road, Suite 300
Dallas, Texas 75201

Parcel ID Number: 06257-000-000

[Space Above This Line For Recording Data]

SPECIAL WARRANTY DEED

THIS INDENTURE, made effective as of October 15, 2020 between **LRN COASTAL, INC.**, a Florida corporation (hereinafter called "**Grantor**"), whose address is P.O. Box 1900, Lynn Haven, FL 32444 and **FRC NORTH TYNDALL PARKWAY, LLC**, a Florida limited liability company, whose address is 2311 Cedar Springs Road, Suite 300, Dallas, Texas 75201 ("**Grantee**").

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt and sufficiency of which are acknowledged and confessed, has GRANTED, BARGAINED, SOLD AND CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee, the real property in Bay County, Florida, which is more particularly described on Exhibit A attached hereto and made a part hereof for all purposes (the "**Land**"), together with all right, title and interest of Grantor, if any, in (i) all improvements and fixtures on the Land, (ii) all adjacent and/or contiguous streets, roads, avenues, alleys, and rights of way, (iii) all easements, rights of ingress and egress, rights of way, and covenants appurtenant to the Land, and (iv) all permits, approvals, licenses, rights, and authorizations and exemptions of any kind from governmental authorities related to the ownership, maintenance, use, development or operation of the Land or any improvements thereon (the Land together with such rights, titles, being collectively called the "**Property**"), subject to, however, to all items set forth on Exhibit B attached hereto, to the extent same are valid and affect the Property (such matters being referred to herein as the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, as aforesaid, unto Grantee, its successors and assigns, forever, subject to the Permitted Exceptions; and, subject to the Permitted Exceptions, Grantor does hereby bind itself and its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise.

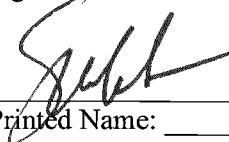
Real property ad valorem taxes and assessments having been prorated to the date hereof, Grantee hereby assumes and agrees to pay when due all such ad valorem property taxes and assessments for the year 2020 and subsequent years.

[Signatures on following pages.]


IN WITNESS WHEREOF, Grantor have signed and sealed these presents or caused these presents to be executed in their respective names by their proper officers thereto duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence:

GRANTOR:


Printed Name: SUE WEBB

LRN COASTAL, INC.,
a Florida corporation

By 
Name: WAYNE LINDSEY
Title: President

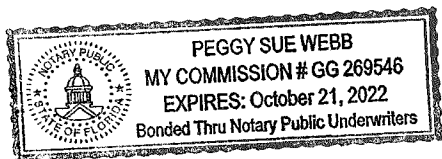

Printed Name: Kimberly Batastini

STATE OF FLORIDA

COUNTY OF BAY

This instrument was acknowledged before by means of physical presence of () online notarization me on the 15 day of October, 2020, by Wayne Lindsey, as President of LRN COASTAL, INC., on behalf of said corporation. He is personally known to me or [] has produced _____ as identification.


Notary Public in and for the State of _____



Printed Name _____

My Commission Expires: _____

EXHIBIT A

PROPERTY

Beginning at the Northeast corner of Lot 24, according to St. Andrews Bay Development Company Subdivision of Section 7, Township 4 South, Range 13 West, Bay County, Florida; thence S00°48'48"W along the East line of said Lot 24, a distance of 323.23 feet to the South Line of said Lot 24; thence N88°54'36"W along said South Line, a distance of 618.08 feet to the East R/W Line of Tyndall Parkway; thence N00°13'43"E along said East R/W Line, a distance of 261.89 feet to a point 66 feet South of the North line of said Lot 24; thence S88°28'29"E parallel with said North line, a distance of 420.79 feet; thence N00°48'48"E, 66 feet to the North line of said Lot 24; thence S88°28'29"E along said North line, a distance of 200 feet to the Point of Beginning.

LESS AND EXCEPT:

The Easterly 18.7 feet of said Lot 24, St. Andrews Bay Development Company Subdivision of Section 7, Township 4 South, Range 13 West, Bay County, Florida.

ALSO LESS AND RESERVING the East 18 1/2 feet.

ALSO LESS AND EXCEPT:

That portion of the above described land conveyed to the State of Florida in Official Records Book 349, Page 722, being more particularly described as: Commence on the North line of Section 7, Township 4 South, Range 13 West at a point 10.75 feet East of the Northwest corner of said Section 7; thence run South 0°46'32" West 822.14 feet; thence South 89°13'28" East 50 feet to the Point of Beginning; thence continue South 89°13'28" East 20 feet; thence South 0°46'32" West 20 feet; thence North 89°13'28" West 20 feet; thence North 0°46'32" East 20 feet to the Point of Beginning.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Standby fees, taxes and assessments by any taxing authority for the year 2020, and subsequent years.
2. Permanent Utility Easement to the City of Callaway, recorded in Official Records Book 1761, Page 1659, and Corrective Permanent Utility Easement, recorded in Official Records Book 1768, Page 1456.
3. Consent to Pave Easement, Grant of Right-of-Way for Ingress and Egress, recorded in Official Records Book 1892, Page 623.
4. Underground Distribution Easement to Gulf Power Company recorded in Official Records Book 1963, Page 1468.