

PREPARED BY:  
Pia Nitzschke, Esq.  
Polsinelli PC  
900 W. 48<sup>th</sup> Place, Suite 900  
Kansas City, MO 64112

AND RETURN TO:  
First American Title Insurance Co.  
Attn: Stephanie Quisenberry  
1201 Walnut, Suite 700  
Kansas City, MO 64106

\_\_\_\_\_(Space Above This Line for Recording Data)\_\_\_\_\_

#### **SPECIAL WARRANTY DEED**

This Special Warranty Deed is made this 28th day of October, 2020, by **LAUDERDALE PROPERTY HOLDINGS, LLC**, a Georgia limited liability company as to a 66.667% interest, and **WARREN & NORMA LIMBACH FAMILY TRUST**, Thomas W. Limbach, Trustee as to a 33.333% interest (collectively, "**Grantor**") whose post office address is 4705 Hamilton Mill Road, Suite 300, Buford, GA 30518, to **PLAZA STREET FUND 116, LLC**, a **Kansas limited liability company** ("**Grantee**"), whose post office address is 2400 W. 75<sup>th</sup> St., Suite 220, Prairie Village, KS 66208:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum \$10.00 other good and valuable considerations 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, Florida to-wit:

**SEE EXHIBIT A ATTACHED HERETO. Parcel Identification Number: 27854-015-000**

**Subject to taxes for 2020 and subsequent years and covenants, conditions, restrictions, easements, reservations and limitations of record, if any.**

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantor.

[SIGNATURE PAGE FOLLOWS]

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written, Signed, sealed and delivered in our presence:

[Signature]  
Witness #1 Signature

Jeffrey Mahaffey  
Witness #1 Printed Name

[Signature]  
Witness #2 Signature

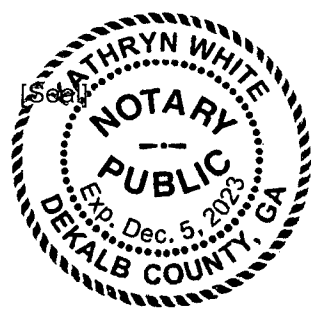
Jennifer Whaley  
Witness #2 Printed Name

GRANTOR:  
LAUDERDALE PROPERTY HOLDINGS, LLC,  
a Georgia limited liability company,  
as to a 66.667% interest

By: [Signature]  
Name: Bret Clark  
Title: Manager

STATE OF GEORGIA  
COUNTY OF Gwinnett

THE FOREGOING INSTRUMENT was acknowledged before me this 28 day of October, 2020, by means of  physical presence or  online notarization, by Bret Clark, as manager of Lauderdale Property Holdings, LLC, a Georgia limited liability company, who  is personally known to me or  produced the following identification: Drivers License



Kathryn White  
Notary Public, State of Georgia  
Printed Name: Kathryn White  
My Commission expires: 12/5/2023

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written, Signed, sealed and delivered in our presence:

[Signature]  
Witness #1 Signature

J. Clayton  
Witness #1 Printed Name

[Signature]  
Witness #2 Signature

Jennifer L. Whaley  
Witness #2 Printed Name

GRANTOR:

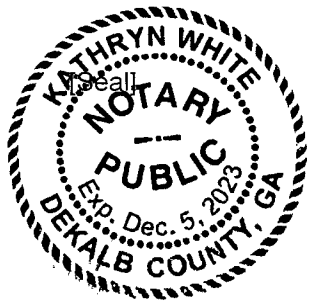
WARREN & NORMA LIMBACH FAMILY TRUST,  
as to a 33.333% interest

By: [Signature] Trustee  
Thomas W. Limbach, Trustee

STATE OF GEORGIA

COUNTY OF Gwinnett

THE FOREGOING INSTRUMENT was acknowledged before me this 28 day of October, 2020, by means of [  ] physical presence or [  ] online notarization, by ~~Bret Clark Thomas~~ Thomas W. Limbach as Trustee of Warren & Norma Limbach Family Trust, Thomas W. Limbach, Trustee, as to a 33.333% interest, who [  ] is personally known to me or [  ] produced the following identification: Driver's License



Kathryn White  
Notary Public, State of Georgia  
Printed Name: Kathryn White  
My Commission expires: 12/5/2023

**EXHIBIT A**

**LEGAL DESCRIPTION**

PARCEL OF LAND LYING IN SECTION 32 TOWNSHIP 3 SOUTH RANGE 15 WEST OF BAY COUNTY FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT 1/2" IRON ROD AND CAP MARKING THE NORTHEAST CORNER OF SECTION 32 TOWNSHIP 3 SOUTH RANGE 15 WEST OF BAY COUNTY, FLORIDA; THENCE RUN NORTH 89 DEGREES 38 MINUTES 55 SECONDS WEST ALONG THE NORTH BOUNDARY LINE OF SECTION 32 A DISTANCE OF 2600.67 FEET TO THE NORTHEAST CORNER OF HERITAGE VILLAGE SUBDIVISION RECORDED IN OFFICIAL RECORDS BOOK 15, PAGE 2 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE ALONG RUN ALONG THE EASTERLY BOUNDARY OF SAID HERITAGE VILLAGE SUBDIVISION SOUTH 00 DEGREES 35 MINUTES 55 SECONDS WEST A DISTANCE OF 558.72 FEET TO THE POINT OF BEGINNING:

FROM SAID POINT OF BEGINNING RUN SOUTH 86 DEGREES 18 MINUTES 48 SECONDS EAST A DISTANCE OF 738.29 FEET; THENCE SOUTH 03 DEGREES 41 MINUTES 12 SECONDS WEST A DISTANCE OF 110.57 FEET; THENCE SOUTH 86 DEGREES 18 MINUTES 48 SECONDS EAST A DISTANCE OF 9.42 FEET TO A POINT OF CURVE TO THE RIGHT; THENCE RUN ALONG SAID CURVE HAVING A RADIUS OF 100.00 FEET FOR AN ARC LENGTH OF 56.21 FEET (CHORD BEARS SOUTH 70 DEGREES 12 MINUTES 39 SECONDS EAST 55.47 FEET) TO A POINT OF REVERSE CURVE; THENCE RUN ALONG SAID REVERSE CURVE HAVING A RADIUS OF 40.00 FEET FOR AN ARC LENGTH OF 48.97 FEET (CHORD BEARS SOUTH 89 DEGREES 10 MINUTES 36 SECONDS EAST 45.96 FEET); THENCE RUN SOUTH 55 DEGREES 45 MINUTES 16 SECONDS WEST A DISTANCE OF 70.51 FEET TO A POINT OF CURVE TO THE LEFT; THENCE RUN ALONG SAID CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 210.00 FEET FOR AN ARC LENGTH OF 188.29 FEET (CHORD BEARS SOUTH 30 DEGREES 04 MINUTES 07 SECONDS WEST 182.04 FEET) TO A POINT LYING ON THE NORTHERLY RIGHT OF WAY OF U.S. HIGHWAY 98, PANAMA CITY BEACH PARKWAY; THENCE RUN ALONG SAID NORTHERLY RIGHT OF WAY LINE NORTH 85 DEGREES 54 MINUTES 12 SECONDS WEST A DISTANCE OF 692.89 FEET; THENCE RUN NORTH 00 DEGREES 35 MINUTES 55 SECONDS EAST A DISTANCE OF 325.61 FEET TO THE POINT OF BEGINNING.