

Prepared by and Return to Amber Page,
an employee of First International Title, Inc.
234 Forest Park Circle
Panama City, FL 32405
File No.: 177208-65

WARRANTY DEED

This indenture made on December 29, 2020, by **The Filling Station Outreach Ministries, Inc, a Florida non-profit corporation, a dissolved company, winding up the affairs of the company** whose address is: 5412 Hwy 22, Panama City, FL 32404 hereinafter called the "grantor",

to **PCB Holdings LLC., a Florida limited liability company, 850 PCB Investments, LLC., a Florida limited liability company and D & D Land Investments, LLC, a Florida limited liability company** whose address is: PO Box 28330, Panama City Beach, FL 32411, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Bay County, **Florida**, to-wit:

The West Half (W 1/2) of Lot Number Eighty (80) according to St. Andrews Bay Development Company Plat, subdividing that part of Section Twelve (12), Township Four (4) South, Range Fourteen (14) West. ALSO: The West Half (W 1/2) of the Five (5) Acre Tract No. 65, according to Plat of St. Andrews Bay Development Company in Section Twelve (12), Township Four (4) South, Range Fourteen (14) West. LESS AND EXCEPT: Beginning at the NE Corner of the W 1/2 of Five Acre Tract No. 65 according to Plat of St. Andrews Bay Development Company in Section 12, Township 4 South, Range 14 West for point of beginning, thence run South to a point 105 feet; thence West a distance of 146 feet; thence North to the North line of said Lot No. 65; thence East to Point of Beginning.

and

LESS AND EXCEPT: Commence at the Southwest Corner of Lot 80, St. Andrews Bay Development Company's Plat of Section 12, Township 4 South, Range 14 West, Bay County, Florida; thence North 00°39'37" East along the West line of said Lot 80 for a distance of 20.00 feet to the North right of way line of Harvey Street and the Point of Beginning; thence South 89°09'59" East along said right of way line for a distance of 330.00 feet to the West line of a parcel described in Official Records Book 2843, Page 2200 of the Public Records of Bay County, Florida; thence North 00°39'13" East along the West line of said parcel for a distance of 220.21 feet to the Northwest Corner of said Parcel; thence North 89°09'59" West, parallel with said North right of way line for a distance of 329.97 feet to the West line of said Lot 80; thence South 00°39'37" West along said West line for a distance of 220.21 feet to the Point of Beginning.

Parcel Identification Number: 24461-000-000

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2019.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

The Filling Station Outreach Ministries, Inc, a Florida non-profit corporation

[Signature]
By Charles Griffin PRES

Signed, sealed and delivered in our presence:

[Signature]

1st Witness Signature

Print Name: Marcelo T. Cooper

[Signature]

2nd Witness Signature

Print Name: Amber J. Page

State of FLORIDA

County of Bay

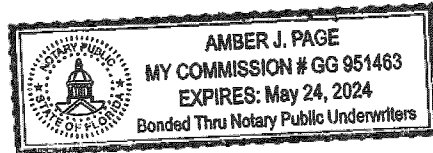
The Foregoing Instrument Was Acknowledged before me by means of () physical presence or () online notarization on 12/29/2020, by ***The Filling Station Outreach Ministries, Inc, a Florida non-profit corporation**, who () is/are personally known to me or who () has/have produced a valid _____ as identification.

[Signature]

Notary Public

Printed Name:

My Commission expires:



*Charles Griffin, President of