

PREPARED BY AND RETURN TO:

Name: Lucy C. Collins, of
The Law Office of Lucy C. Collins, P.A.
Address: 14101 Panama City Beach Parkway
Suite 310
Panama City Beach, FL 32413

Consideration: \$0.00

(Space Above This Line For Recording Data)

Quit Claim Deed

THIS QUIT-CLAIM DEED is made as of this 28th day of January, 2021, by **Brian H. Erlich, a married man**, whose post office address is **770 Club Chase Court, Roswell, Georgia 30076**, ("**Grantor**") to, **Canyon Point Properties, LLC, a Foreign Limited Liability Company** whose post office address is **770 Club Chase Court, Roswell, Georgia 30076**, ("**Grantee**").

WITNESSETH:

For good and valuable consideration in the amount of Ten and No/100 Dollars (\$10.00) to Grantor, the receipt whereof is hereby acknowledged, Grantor does hereby quit-claim, grant, bargain, sell, alien, remise, release and convey unto Grantee, its successors and assigns all of Grantor's right, title and interest in and to that certain property interest (the "Property") in Bay County, Florida, as more particularly described as follows:

Lot 51, Block "I"

Commence at a concrete monument marking the Northwest Corner of the East Half of the Southeast Quarter of Section 35, Township 3 South, Range 16 West, Bay County, Florida; thence run N 00°00'35" W along the West boundary line of the East Half of the Southeast Quarter of said Section 35 for 470.86 feet; thence N 89°59'25" E for 112.00 feet; thence North 89°27'45" East along the centerline of Cindy Lane for 574.06 feet to the East boundary line of Block "E" of Gulf Highlands Beach Resort, Phase 1, an unrecorded subdivision of a portion of Fractional Section 35, Township 3 South, Range 16 West; thence South 00°00.'35" East along said East line of Block "E" for 860.44 feet; thence, leaving said block line, run North 71°59'25" East along the Southerly Right-of-Way line of "White Sandy Drive" (a private 30.0 foot Right-of-Way) for 60.25 feet to a point of curvature of a curve concave to the Northwest, having a radius of 1867.29 feet, a central angle of 04°56'46" and being subtended by chord bearing North 69°31'02" East, 161.15 feet; thence Northeasterly along said curve an arc distance of 161.20 feet to the point of tangency of said curve; thence North 67°02'39" East, 78.62 feet to a point of curvature of a curve concave to the South, having a radius of 308.18 feet, a central angle of 50°40'44" and being subtended by a chord bearing South 87°36'59" East, 263.79 feet; thence Easterly along said curve an arc distance of 272.59 feet to the point of tangency of said curve; thence South 62°16'37" East a distance of 337.54 feet to the point of curvature off a curve concave to the Southwest, having a radius of 150.02 feet, a central angle of 12°08'18" and being subtended by a chord bearing South 56°12'28" East, 31.72 feet; thence Southeasterly along said curve an arc distance of 31.78 feet to the POINT OF BEGINNING for this description, said POINT OF BEGINNING being in a curve concave to the Southwest, having a radius of 150.02 feet, a central angle of 03°21'42" and being subtended by a chord bearing South 48°27'28" East, 8.80 feet; thence Southeasterly along said curve an arc distance of 8.80 feet to the point of tangency of said curve; thence South 46°46'37" East for 15.72 feet; thence, leaving

said Southerly Right-of-Way line, run South 00°29'00" East 118.00 feet, more or less, to the edge of an existing canal; thence Northwesterly along said canal's edge for 23.00 feet, more or less, to a point that bears South 00°29'00" East from the POINT OF BEGINNING; thence North 00°29'00" West for 120.0 feet, more or less, to the POINT OF BEGINNING; said lands being a part of Section 36, Township 3 South, Range 16 West, Bay County, Florida

Parcel Identification No.: 34797-250-000


The Deed was prepared with information provided by the parties and without the benefit of a title search or exam. The preparer hereof has not been requested to provide the accuracy of the legal description and assumes no liability for the same.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property.

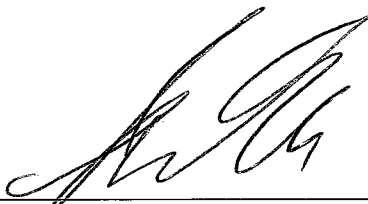
SUBJECT to taxes for 2021 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation or re-imposing same.

IN WITNESS WHEREOF, the Grantors have caused this Quit-Claim Deed to be executed and delivered the day and year first above written.


Signed, sealed and delivered in the presence of:



Lucy C. Collins



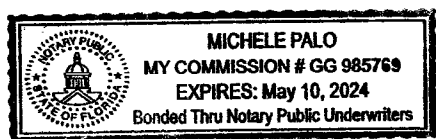
Brian H. Erlich




Michele Palo

STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me by means of physical presence this 28th day of January, 2021, by Brian H. Erlich, who has produced his driver's license as identification.





Notary Public – State of Florida