

**Prepared by and Return to:
Dean Holder, employee of
First International Title, Inc.
651 Grand Panama Blvd., Suite 104
Panama City Beach, FL 32407
Our File No. 182149-56**

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made on 15th day of April, 2021, between **AP2012-Glen Cove, LLC, a Delaware limited liability company**, having a business address at: 2 Bridge Street, Suite 210, Irvington NY 10533 ("Grantor"), and **Glen Cove Property, LLC, a Florida limited liability company**, having a mailing address of: 430 W. 5th Street Suite 400, Panama City, FL 32401, ("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 said Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged has granted, bargained, sold, remised, released, conveyed and confirmed unto said "Grantee", it's successors and assigns forever, following described land, situated, lying and being in the County of **Bay, Florida**, to-wit:

PARCEL I:

A part of Watson Bayou and Block 62 of Bunkers Cove, H.L. Sudduths Fourth Addition to Panama City, Florida as per map or plat thereof recorded in Plat Book 1, Page 72, of the Public Records of Bay County, Florida and being more particularly described as follows: Commence at the Southwest Corner of said Block 62; thence Easterly 195.01 feet along the South line of said Block 62 and along a curve concave to the North and having a radius of 1112.92 feet (chord bearing and distance: South 88 degrees 44 minutes 41 seconds East, 194.76 feet) to the Point of Beginning; thence North 00 degree 11 minutes 22 seconds East, parallel with the East right-of-way line of Bonita Avenue, 341.70 feet to a point on the Northerly line of Parcel "1-D" as recorded in Official Records Book 959, Page 954, of the Public Records of Bay County, Florida; thence North 69 degrees 30 minutes 00 seconds East, along said Northerly line, 250.15 feet; thence South 12 degrees 22 minutes 52 seconds East, 318.69 feet; thence South 17 degrees 07 minutes 55 seconds West, 55.55 feet to a point of the Northerly right-of-way line of State Road 30; thence South 71 degrees 13 minutes 48 seconds West, along said right-of-way line 5.89 feet; thence Southwesterly 241.27 feet along said right-of-way and along a curve concave to the Northwest, having a radius of 1105.92 feet (chord bearing and distance: South 77 degrees 34 minutes 37 seconds West, 240.79 feet); thence South 08 degrees 07 minutes 18 seconds East, along said right-of-way line 7.00 feet; thence Westerly 47.86 feet along said right-of-way line and along a curve concave to the North having a radius of 1112.92 feet (chord bearing and distance: South 84 degrees 50 minutes 03 seconds West, 47.86 feet) to the Point of Beginning.

TOGETHER WITH: Perpetual, Non-Exclusive Easement as set forth and created by that certain Easement recorded in Official Records Book 1250, Page 1413, of the Public Records of Bay County, Florida, over, under and across the lands described therein.

TOGETHER WITH: Perpetual, Non-exclusive Easement as set forth and created by that certain Reciprocal Easement Agreement recorded in Official Records Book 1618, Page 901,

of the Public Records of Bay County, Florida, over, under and across the lands described therein.

TOGETHER WITH: Perpetual Easements as set forth and created by that certain Easement Agreement recorded in Official Records Book 2644, Page 10, of the Public Records of Bay County, Florida, over, under and across the lands described therein.

TOGETHER WITH: Easements for ingress and egress as set forth and created by that certain Easement recorded in Official Records Book 1405, Page 1227, of the Public Records of Bay County, Florida, over, under and across the lands described therein.

PARCEL II:

A part of Watson Bayou and Block 62 of Bunkers Cove, H. L. Sudduths Fourth Addition to Panama City, Florida, as per map or plat thereof recorded in Plat Book 1, Page 72, of the Public Records of Bay County, Florida and being more particularly described as follows:

Commence at the Southwest Corner of said Block 62; thence Easterly 242.87 feet along the South line of said Block 62 and along a curve concave to the North and having a radius of 1112.92 feet (chord bearing and distance: North 89 degrees 51 minutes 13 seconds East, 242.38 feet); thence North 08 degrees 07 minutes 18 seconds West, along the Northerly right of way line of State Road 30, a distance of 7.00 feet; thence Northeasterly, 241.27 feet along said right of way line and along a curve concave to the Northwest and having a radius of 1105.92 feet (chord bearing and distance: North 77 degrees 34 minutes 37 seconds East, 240.79 feet); thence North 71 degrees 13 minutes 48 seconds East along said right of way line, 5.89 feet to the Point of Beginning; thence North 17 degrees 07 minutes 55 seconds East, 55.55 feet; thence North 12 degrees 22 minutes 52 seconds West, 318.69 feet to a point on the Northerly line of Parcel "1-D" as recorded in Official Records Book 952, Page 964, of the Public Records of Bay County, Florida; thence North 69 degrees 30 minutes 00 seconds East along said Northerly line, 163.50 feet; thence South 39 degrees 00 minutes 00 seconds East along the East line of said Parcel "1-D", a distance of 309.00 feet; thence South 18 degrees 43 minutes 00 seconds East, 31.54 feet to a point on the Northerly right of way line of State Road 30; thence South 57 degrees 39 minutes 52 seconds West, along said right of way line, 94.41 feet; thence Southwesterly along said right of way line and along a curve concave to the Northwest and having a radius of 1076.07 feet (chord bearing and distance: South 61 degrees 10 minutes 40 seconds West, 131.89 feet); thence South 71 degrees 13 minutes 48 seconds West, along said right of way line, 116.65 feet to the Point of Beginning.

LESS AND EXCEPT the following:

Retention Pond Parcel: A part of Watson Bayou (State of Florida Deed No. 23092 (1036-03) and being more particularly described as follows:

Commence at the Southwest Corner of Block 62, Bunkers Cove, H.L. Sudduths Fourth Addition to Panama City, Florida, as per map or plat thereof recorded in Plat Book 1, Page 72, of the Public Records of Bay County, Florida; thence Easterly 242.87 feet along the South line of said Block 62 and along a curve concave to the North and having a radius of 1112.92 feet (chord bearing and distance: North 89 degrees 51 minutes 13 seconds East, 242.38 feet); thence North 08 degrees 07 minutes 18 seconds West, along the Northerly right of way line of State Road 30, a distance of 7.00 feet; thence Northeasterly, 241.27 feet along said right of way line and along a curve concave to the Northwest and having a radius of 1105.92 feet (chord bearing and distance: North 77 degrees 34 minutes 37 seconds East, 240.79 feet); thence North 71 degrees 13 minutes 48 seconds East along said right of way line, 5.89 feet; thence North 17 degrees 07 minutes 55 seconds East 55.55

feet; thence North 12 degrees 22 minutes 52 seconds West, 253.62 feet to the Southerly top of bank of an existing retention pond and Point of Beginning; thence continue North 12 degrees 22 minutes 52 seconds West, 43.84 feet to the existing Northerly top of bank of said retention pond; thence North 70 degrees 20 minutes 37 seconds East along said Northerly top of bank, 40.02 feet to the Northeasterly corner of said retention pond; thence South 25 degrees 57 minutes 31 seconds East along the Easterly top of bank of said retention pond, a distance of 45.74 feet to the Southeasterly corner of said retention pond; thence South 72 degrees 25 minutes 20 seconds West along the Southerly top of bank of said retention pond a distance of 51.42 feet to the Point of Beginning.

Parcel Identification Number: **21236-000-000 and 21236-020-000**

Subject, however, to all reservations, covenants, conditions, restrictions and easements of record and all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, if any and specifically subject to the permitted exceptions as listed in Exhibit A.

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

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

And 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; and that said land is free of all encumbrances except taxes accruing subsequent to **December 31, 2020**. That it 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, but against none other.

In Witness Whereof, Grantor has signed and sealed these presents on the date first above written.

Grantor:

AP2012-Glen Cove, LLC, a
Delaware limited liability company

By: Eric Roth
Eric Roth, Authorized Representative

Signed, sealed and delivered in our presence:

Robert Erdman
Witness Signature
Print Name: Robert Erdman

Brian Cooper
Witness Signature
Print Name: Brian Cooper

State of Florida

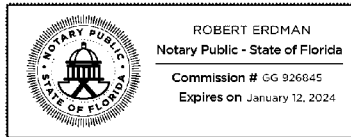
County of Duval

The Foregoing Instrument Was Acknowledged before me on April 14, 2021, by means of () physical presence or (X) online notarization by Eric Roth as Authorized Representative of **AP2012-Glen Cove, LLC, a Delaware limited liability company**, who () is/are personally known to me or who (X) produced a valid DL as identification.



Notary Public
Print Name:

My Commission expires:



Notarized online using audio-video communication

Exhibit A

Permitted Exceptions

Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable.

Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Bunkers Cove, being H.L. Sudduths Fourth Addition to Panama City, recorded in Plat Book 1, Page 72.

Tree Trim, Cut, and Removal Easement granted to Gulf Power Company recorded in Official Records Book 4001, Page 851.

Underground Easement for Electric Service granted to Gulf Power Company recorded in Official Records Book 1356, Page 1896.

Easement recorded in Official Records Book 1250, Page 1413.

Reciprocal Easement Agreement recorded in Official Records Book 1618, Page 901.

Easement Agreement recorded in Official Records Book 2644, Page 10.

Easement recorded in Official Records Book 1405, Page 1227.

Easements for sewer lift station and sewer line in favor of the City of Panama City referred to in Deed recorded in Official Records Book 511, Page 130.

Easement granted to the City of Panama City, Florida recorded in Official Records Book 35, Page 51.

Phosphate, Minerals, Metals and Petroleum Reservations and rights in favor of the State of Florida, as set forth in the deed from the Trustees of the Internal Improvement Fund, recorded in Official Records Book 72, Page 395. As to said reservation, the right of entry has been released pursuant to Florida Statute 270.11.

The nature, extent or existence of riparian rights or littoral rights is not insured.

Title to any submerged land included within the land described in this Policy is not insured.

Any and all rights of the United States of America over artificially filled lands in what were formerly navigable waters, arising by reason of the United States of America's control over navigable waters in the interest of navigation and commerce, and any conditions contained in any permit authorizing the filling in of such areas.

The inalienable rights of the public to use the navigable waters covering the lands described on Schedule A.

Lands lying below the mean or ordinary high water line of any navigable or tidally influenced waters.

Code Enforcement Orders in favor of City of Panama City against AP2012-Glen Cove, LLC recorded in Official Records Book 4357, Page 322 and Official Records Book 4357, Page 325.