

Return to:
Jennie Clayton
First National Financial Title Services, LLC
3301 Windy Ridge Parkway, Suite 300
Atlanta, GA 30339
404-558-7768- **FL252103151JC**

PREPARED BY:
Polsinelli PC, Taylor Ray, Esq.
900 W. 48th Place, Suite 900
Kansas City, MO 64112

~~RECORD AND RETURN TO:~~

GD Manna LLC
5405 Alton Parkway, Ste A507
Irvine, California 92604

Parcel No. 11797-010-012

_____ [Space Above This Line For Recording Data] _____

SPECIAL WARRANTY DEED

This Special Warranty Deed is made this 30th day of April, 2021, by and between Plaza Street Fund 82, LLC, a Kansas limited liability company, whose address is 2400 W. 75th Street, Suite 220, Prairie Village, KS 66208 (“**Grantor**”), and GD Manna LLC, a California limited liability company, whose post office address is 5405 Alton Parkway, Suite A507, Irvine, CA 92604 (“**Grantee**”).

WITNESSETH that said Grantor, for and in consideration of the sum of TEN and NO/100 (\$10.00) DOLLARS, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, have 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 (the “**Property**”), to wit:

SEE EXHIBIT A.

PURCHASE: SUBJECT TO (i) taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable; and (ii) conditions, restrictions and limitations of record, if any, and only to the extent, that the same may still be in force and effect.

SALE: This conveyance is made subject to municipal and zoning ordinances, general taxes levied in the year of closing, and all covenants, conditions, restrictions, reservations, agreements, instruments and easements of record, only to the extent, that the same may still be in force and effect.

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

Grantor warrants that the property is not the Grantor’s homestead.

GRANTOR HEREBY WARRANTS that it is lawfully seized of the Property in fee simple, that it has good right and lawful authority to sell and convey the Property, that it hereby fully warrants the title to said Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

[signatures on next page]

EXHIBIT A
(Legal Description)

COMMENCE AT THE SOUTHEAST CORNER OF LOT 45, ST. ANDREWS BAY DEVELOPMENT COMPANY'S SUBDIVISION OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 14 WEST, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 6, PAGE 13 IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE NORTH 88 DEGREES 32 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 45 FOR 243.00 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE NORTH 88 DEGREES 32 MINUTES 00 SECONDS WEST ALONG SAID SOUTH LINE OF LOT 45 FOR 267.05 FEET TO THE EAST LINE OF A PARCEL DESCRIBED IN BAY COUNTY OFFICIAL RECORDS BOOK 3891, PAGE 988; THENCE NORTH 01 DEGREES 23 MINUTES 27 SECONDS EAST ALONG SAID EAST LINE FOR 48.64 FEET TO THE NORTH LINE OF SAID PARCEL; THENCE NORTH 88 DEGREES 32 MINUTES 00 SECONDS WEST ALONG SAID NORTH LINE FOR 40.00 FEET TO THE EAST RIGHT OF HAY LINE OF STATE ROAD NO. 77; THENCE NORTH 01 DEGREES 23 MINUTES 27 SECONDS EAST ALONG SAID EAST RIGHT OF HAY LINE FOR 96.13 FEET; THENCE SOUTH 89 DEGREES 05 MINUTES 16 SECONDS EAST FOR 307.19 FEET; THENCE SOUTH 01 DEGREES 26 MINUTES 28 SECONDS WEST FOR 147.74 FEET TO SAID SOUTH LINE OF LOT 45 AND THE POINT OF BEGINNING. LYING AND BEING IN LOT 45, ST. ANDREWS BAY DEVELOPMENT COMPANY'S SUBDIVISION OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA.