

**Prepared By and Return To:**

Florida Coastal Closing & Escrow, LLC  
Attn: Angie Colton  
1022 West 23rd Street, Suite 600  
Panama City, FL 32405

Order No.: 21-0130

Property Appraiser's Parcel I.D. (folio) Number:  
13145-050-000

**WARRANTY DEED**

THIS WARRANTY DEED dated April 22, 2021 by Ronald B. Hamlin and Dorothy E. Hamlin, husband and wife (the "Grantor"), to Shiv 11 Investment of Panama City LLC, a Florida limited liability company, whose post office address is 2319 South Highway 77 #1498, Lynn Haven, Florida 32444 (the "Grantee").

(Wherever 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)

WITNESSETH: That the Grantor, for and in consideration of the sum of One Million Seven Hundred Thousand And No/100 Dollars (\$1,700,000.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Bay, State of Florida, viz:

SEE EXHIBIT 'A' ATTACHED

The above described property being the non-homestead property of the Grantor's herein.

Subject to easements, restrictions, reservations and limitations of record, if any.

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 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 2020.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

R B Hamlin

Ronald B. Hamlin

Dorothy E. Hamlin

Dorothy E. Hamlin

**Grantor Address:**

\_\_\_\_\_  
\_\_\_\_\_

Signed, sealed and delivered in presence of:

Laura Swartz  
Witness Signature

Laura Swartz  
Printed Name of First Witness

Chris Hanson  
Witness Signature

CHRIS HANSON  
Printed Name of Second Witness

STATE OF FLORIDA

COUNTY OF BAY

The foregoing instrument was executed and acknowledged before me by means of  Physical Presence or  Online Notarization on April 22, 2021, by Ronald B. Hamlin and Dorothy E. Hamlin.

Personally known   
or Produced Identification   
Type of Identification Produced DL

Laura Swartz  
Notary Public

Print Name:

My Commission Expires:



**Laura Swartz**  
Comm. #GG340774  
Expires: June 2, 2023  
Bonded Thru Aaron Notary

## Exhibit "A"

That portion of Lots 73 and 88, of St. Andrews Bay Development Company's Plat of Section 30, Township 3 South, Range 14 West, Bay County, Florida, lying North of State Road 390 and East of Frankford Avenue.

### LESS AND EXCEPT:

Commence at the Northeast Corner of Lot 73, of St. Andrews Bay Development Company's Plat of Section 30, Township 3 South, Range 14 West, of Bay County, Florida; thence North 01°08'22" East 15 feet for the Point of Beginning; thence South 01°08'22" West 249.06 feet to a point on the North R/W line of State Road 390; thence along said R/W run South 65°25' West, 100.0 feet; thence departing said R/W line run North 01°08'22" East 291.18 feet; thence South 89°41'02" East to the Point of Beginning. Said parcel being a portion of Lots 72 and 73, of St. Andrews Bay Development Company's Plat of Section 30, Township 3 South, Range 14 West, Bay County, Florida.

AND LESS AND EXCEPT A parcel of land being in the Southwest Quarter of Section 30, Township 3 South, Range 14 West, Bay County, Florida, described as follows:

Commence at a nail and disk (L.B. No. 2648) marking the Southwest Corner of said Section 30; thence North 01°42'35" East 1693.56 feet along the West line of said Section 30 to the centerline of survey of State Road 390 (St. Andrews Boulevard), as shown on Florida Department of Transportation (F.D.O.T.) Right of Way Map F.P. #2178752 (said map being on file at F.D.O.T. District 3 Office, Chipley, Florida); thence North 66°01'31" East 76.84 feet along said centerline of survey; thence departing said centerline of survey, run North 23°58'29" West 50.00 feet to an intersection of the existing Northerly right of way line of said State Road 390 with the existing Easterly right of way line of County Road 385, as shown on said Right of Way Map, and Point of Beginning; thence North 00°04'49" West 525.47 feet along said existing Easterly right of way line of County Road 385 to the Southerly line of that certain property as described in Official Records Book 1419, Page 743, of the Public Records of Bay County, Florida; thence South 88°38'27" East 132.38 feet along said Southerly property line to the Westerly line of that certain property as described in Official Records Book 3195, Page 288, said Public Records of Bay County, Florida; thence South 01°21'40" West 15.00 feet along said Westerly property line to the Southerly property line thereof; thence South 88°38'20" East 163.90 feet along said Southerly property line; thence North 00°57'18" East 26.96 feet; thence South 88°56'33" East 243.71 feet along said Southerly property line and the Easterly extension thereof, to the Northwest Corner of that certain property as described in Official Records Book 1162, Page 1832, said Public Records; thence South 02°02'53" West 72.57 feet along the Westerly line of said property; thence departing said property line, run South 66°30'32" West 547.31 feet; thence South 00°04'49" East 112.01 feet; thence South 89°55'11" West 15.00 feet; thence South 00°04'49" East 95.00 feet; thence South 59°19'43" East 21.64 feet to said existing Northerly right of way line of State Road 390; thence South 66°01'31" West 42.21 feet along said right of way line to Point of Beginning.

### NEW PARCEL:

A portion of Lots 73 and 88, of St. Andrews Bay Development Company's Plat of Section 30, Township 3 South, Range 14 West, recorded in Plat Book 6, Page 20, of the Public Records of Bay County, Florida, lying North of State Road 390 and East of Frankford Avenue, being more particularly described as follows:

Commence at the Southwest Corner of Section 30, Township 3 South, Range 14 West, Bay County, Florida; thence N01°42'35"E along the West line of said Section 30, 1693.56 feet to the intersection of said West line with the centerline of survey of State Road 390 (St. Andrews Boulevard), as shown on Florida Department of Transportation (F.D.O.T.) Right of Way Map F.P. #2178752 (said Map being on file at F.D.O.T. District 3 Office, Chipley, Florida); thence N66°01'31"E, along said centerline of survey, 76.84 feet; thence departing said centerline of survey, proceed N23°58'29"W, 50.00 feet to the intersection of the existing Northerly right of way line of said State Road 390 with the existing Easterly right of way line of County Road 385 (Frankford Avenue), as shown on said Right of Way Map; thence N66°01'31"E along said existing Northerly right of way line, 42.21 feet to the Point of Beginning; thence continue N66°01'31"E along said existing Northerly right of way line, 536.53 feet to the Southwest Corner of that certain parcel of land recorded in Official Records Book 1162, Page 1832; thence departing said existing Northerly right of way line, proceed N02°02'53"E along the West line of said certain parcel, 218.43 feet; thence departing said West line of said certain parcel, proceed S66°30'32"W, 547.31 feet; thence S00°04'49"E, 112.01 feet; thence S89°55'11"W, 15.00 feet; thence S00°04'49"E, 95.00 feet; thence S59°19'43"E, 21.64 feet to the Point of Beginning.