

Prepared by:

FisherBroyles, LLP (Tarun J. Chandran)
4505 N. Lincoln Avenue
Chicago, IL 60625

Return to:

TGWLP Property Investments LLC
31 South Harrison Street
Easton, Maryland 21601
Attn: Timothy E. Wyman

Parcel No. 27825-000-000

Common Address: 8021 Panama City Beach Parkway, Panama City FL

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars (\$10.00) and other good and valuable consideration, **TWAS PC BEACH PARKWAY LLC**, a Georgia limited liability company (hereinafter, the “**Grantor**”), whose address is 124 E. Thompson Street, Thomaston, GA 30286, hereby grants, bargains, sells and conveys to **TGWLP PROPERTY INVESTMENTS LLC**, a Delaware limited liability company (“**Grantee**”), whose address is 31 South Harrison Street, Easton MD 21601, the following described real property:

See legal description set forth in **EXHIBIT “A”** attached and incorporated by this reference (the “**Property**”).

WITNESSETH: That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto Grantee, its successors and assigns forever, all that certain land situate in Bay County, Florida, as more particularly described in **EXHIBIT “A”** attached hereto and made a part hereof by this reference (collectively, the “Real Property”).

TOGETHER WITH all improvements located on the Property; all easements, if any, benefiting the Property; and all rights, benefits, privileges and appurtenances pertaining to the Property.

SUBJECT TO: (a) covenants, conditions, easements, and restrictions, if any, as described on **EXHIBIT “B”** attached hereto and incorporated herein by references (“**Permitted Exceptions**”); (b) taxes and assessments, general and special, not now due and payable; and (c) any matters that would be disclosed by an accurate survey of the Property.

TO HAVE AND TO HOLD the premises aforesaid unto said Grantee and its successors and assigns forever; and that Grantor will warrant and defend the title to the said premises unto said Grantee and its successors and assigns forever, against the lawful claims and demands of all claiming by, through and under Grantor but no other.

Effective Date: December 22, 2021

[SIGNATURE AND NOTARIZATION APPEARS ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in manner and form sufficient to bind it as of the day and year first above written.

GRANTOR:

TWAS PC BEACH PARKWAY LLC,
a Georgia limited liability company

WITNESSES:

By: [Signature]
Name: Cindy Ames

By: [Signature]
Name: Martie Murphy

By: [Signature]
Name: Glenn M. Sorrell
Its: Secretary / General Counsel

STATE OF Georgia
COUNTY OF Monroe

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17th day of December, 2021, by Glenn M. Sorrell Secretary & General of TWAS PC BEACH PARKWAY LLC, a Georgia limited liability company, on behalf of said company. He is personally known to me or has produced the following:

[Signature]
(Signature of Notary)

John W. Sillay
(Name of Notary)

John Walton Sillay
NOTARY PUBLIC
Monroe County
State of Georgia
My Comm. Expires March 9, 2024

EXHIBIT "A"

Legal Description

PARCEL 1:

THAT PART OF LOTS 1, 3, 4, AND 5, BLOCK B, GULF COAST HIGHWAY SUBDIVISION PER PLAT RECORDED IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA, LYING SOUTH OF HIGHWAY 98 (ALSO KNOWN AS BACK BEACH ROAD).

PARCEL 2:

COMMENCE AT A 5/8" IRON ROD AND CAP (PSM 3257) MARKING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 30-A (PANAMA CITY BEACH PARKWAY) WITH THE EAST RIGHT-OF-WAY LINE OF CAULEY AVENUE; THENCE S. 86°32'56" E, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 30-A, A DISTANCE OF 421.74 FEET TO A 5/8" IRON ROD AND CAP (PSM 1718) ON THE EAST LINE OF LOT 3, BLOCK B OF GULF COAST HIGHWAY SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 3 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE S. 13°13'27" E, ALONG SAID EAST LINE OF LOT 3, BLOCK B, A DISTANCE OF 114.11 FEET TO A 5/8" IRON ROD AND CAP (PSM 1718) MARKING THE NORTHEAST CORNER OF LOT 2, BLOCK B, OF SAID SUBDIVISION; SAID IRON ROD BEING THE POINT OF BEGINNING; THENCE CONTINUE S. 13°13'27" E, ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 40.00 FEET TO A 1/2" IRON ROD AND CAP (PSM 2142); THENCE LEAVING SAID EAST LINE, S. 76°44'23" W, A DISTANCE OF 160.11 FEET TO A "A" IRON ROD AND CAP (PSM 2142) ON THE WEST LINE OF SAID LOT 2; THENCE N. 13°13'27" W, ALONG SAID WEST LINE, A DISTANCE OF 40.00 FEET TO A 5/8" IRON ROD AND CAP (PSM 1718) MARKING THE NORTHWEST CORNER OF SAID LOT 2; THENCE N. 76°44'23" E, ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 160.11 FEET TO THE POINT OF BEGINNING. SAID PARCEL IS A PORTION OF LOT 2, BLOCK B OF SAID GULF COAST HIGHWAY SUBDIVISION.

PARCEL 3:

EASEMENT RIGHTS APPURTENANT TO THE SUBJECT PROPERTY AS GRANTED BY CROSS EASEMENT AGREEMENT RECORDED AUGUST 19, 2005, IN OFFICIAL RECORDS BOOK 2659, PAGE 1689; AS SAID EASEMENT RIGHTS ARE AFFECTED BY AMENDMENT OF DEED RESTRICTION RECORDED APRIL 10, 2005, IN OFFICIAL RECORDS BOOK 3690, PAGE 28.

EXHIBIT "B"

Permitted Exceptions

1. Matters shown on the Plat of Gulf Coast Highway Subdivision, recorded in Plat Book 3, Page 3.
2. Terms and conditions of the Cross-Easement Agreement between Grant Coastal, LLC, a Florida limited liability company, and Velcro, LLC, a Florida limited liability company, and James M. Branch and his wife, Alice L. Branch recorded in Book 2659, Page 1689 of Official Records; as said document is affected by Amendment of Deed Restriction Recorded April 10, 2005, in Book 3690, Page 28 of Official records.
3. Easement granted to Gulf Power Company by instrument recorded in Book 2827, Page 1079 of Official Records.
4. Easement granted to Gulf Power Company by instrument recorded in Book 3773, Page 1643 of Official Records.
5. That certain unrecorded lease, by and between James M. Branch, Lessor, and USA Outdoor, LLC, Lessee, as evidenced by that certain Billboard Ground Lease, recorded in Book 4032, Page 324 of Official records, as assigned by that certain Assignment of Lease recorded in Book 4357, Page 1892 of Official Records.
6. Rights of New Potato Creek Holdings, LLC, as Tenant only, pursuant to that certain lease agreement with Grantee, as Landlord, as evidenced by that certain Memorandum of Lease filed of record on or about even date herewith in the Official Records.