

Prepared By:
Hand Arendall Harrison Sale LLC
Kevin D. Obos
304 Magnolia Ave.
Panama City, FL 32401

File Number: 21-460KDO
Parcel ID: 34031-030-000

Warranty Deed

This indenture made on 15th day of March, 2022, by

D17 Properties, LLC, a Florida Limited Liability Company,
whose address is: **2300 Jenks Avenue, Suite C, Lynn Haven, FL 32444,**
hereinafter called the "grantor", to

KHVV Investments LLC, a California Limited Liability Company,
whose address is: **728 S. Walnut Ave., San Dimas, CA 91773,**
hereinafter called the "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 grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Bay County, Florida, to-wit: SEE EXHIBIT A ATTACHED HERETO

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

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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 31st of 2021.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

D17 Properties, LLC,
a Florida limited liability company

By: [Signature]
Wade Rinehart, Manager

[Signature]
Witness Signature

Deanna Turpen
Witness Printed Name

[Signature]
Witness Signature

Kevin D. Obos
Witness Printed Name

STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 14 day of March, 2022 by Wade Rinehart, as Manager of D17 Properties, LLC, a Florida Limited Liability Company, on behalf of the Limited Liability Company.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally known:
OR Produced Identification:
Type of Identification Produced: Driver's License

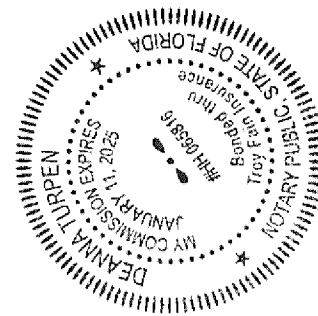


Exhibit "A"

TRACT I:

PART OF SECTIONS 26 AND 35, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA
DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE NORTH 89°45'18" EAST ALONG THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 1075.40 FEET; THENCE NORTH 00°06'28" WEST, 256.13 FEET TO THE SOUTH LINE OF A 40 FOOT WIDE FLORIDA DEPARTMENT OF TRANSPORTATION DRAINAGE EASEMENT OR RIGHT-OF-WAY RECORDED IN OFFICIAL RECORDS BOOK 456, PAGE 139, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE SOUTH 86°57'45" EAST ALONG THE SOUTH LINE OF SAID DRAINAGE EASEMENT OR RIGHT-OF-WAY 334.55 FEET; THENCE NORTH 88°32'40" EAST ALONG SAID SOUTH LINE 213.91 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88°32'40" EAST 68.64 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF HUTCHISON BOULEVARD (STATE ROAD 392-A) (MIDDLE BEACH ROAD) (100 FOOT RIGHT-OF-WAY); THENCE SOUTH 56°17'45" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 544.02 FEET TO THE WESTERLY LINE OF EDGEWATER GULF BEACH AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 21, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE SOUTH 33°43'43" WEST ALONG SAID WESTERLY LINE 360.69 FEET; THENCE NORTH 56°17'39" WEST 57.31 FEET; THENCE SOUTH 78°40'54" WEST 31.40 FEET; THENCE SOUTH 33°42'10" WEST 45.47 FEET; THENCE NORTH 56°16'17" WEST 131.54 FEET; THENCE NORTH 33°42'34" EAST 30.00 FEET; THENCE NORTH 56°16'17" WEST 99.83 FEET; THENCE SOUTH 81°23'25" WEST 77.15 FEET TO A NON-TANGENT CURVE; THENCE NORTHWESTERLY 133.49 FEET ALONG SAID CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 124.26 FEET (CHORD BEARING AND DISTANCE: NORTH 61°28'55" WEST 127.16 FEET); THENCE ALONG A NON-TANGENT LINE NORTH 02°42'43" WEST 104.91 FEET; THENCE NORTH 11°58'15" EAST 98.71 FEET; THENCE NORTH 32°10'08" EAST 246.15 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT (RETAIL PARCEL 2):

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE NORTH 89°45'18" EAST ALONG THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 1075.40 FEET; THENCE NORTH 00°06'28" WEST, 43.29 FEET ALONG THE WESTERLY LINE OF UTILITY EASEMENT 1 AS DESCRIBED IN OFFICIAL RECORDS BOOK 2716, PAGE 1942; THENCE NORTH 89°53'52" EAST 36.95 FEET; THENCE SOUTH 86°39'42" EAST 377.17 FEET; THENCE NORTH 11°58'15" EAST 14.38 FEET TO THE POINT OF BEGINNING; THENCE NORTH 32°10'08" EAST 136.14 FEET ALONG THE EASTERLY LINE OF AN INGRESS, EGRESS AND UTILITY EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 2716, PAGE 1942 TO A POINT IN A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE WITH A RADIUS OF 36.00 FEET, AN ARC DISTANCE OF 22.59 FEET, A DELTA ANGLE OF 35°57'36", SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 72°53'51" EAST, 22.23 FEET TO A POINT OF TANGENCY; THENCE SOUTH 54°55'03" EAST, 60.43 FEET; THENCE SOUTH 46°15'22" EAST, 7.92 FEET TO A POINT OF CURVATURE CONCAVE TO THE SOUTHWEST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE WITH A RADIUS OF 32.97 FEET, AN ARC DISTANCE OF 32.59 FEET, A DELTA ANGLE OF 56°38'29", SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 17°56'07" EAST, 31.28 FEET TO A POINT OF TANGENCY; THENCE SOUTH 10°23'07" WEST, 3.13 FEET TO A POINT OF CURVATURE CONCAVE TO THE NORTHWEST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE WITH A RADIUS OF 5.32 FEET, AN ARC DISTANCE OF 9.62 FEET, A DELTA ANGLE OF 103°37'41", SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 62°11'58" WEST, 8.36 FEET TO A POINT OF TANGENCY; THENCE NORTH 66°10'56" WEST, 14.30 FEET TO A POINT IN A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY; THENCE ALONG AND AROUND THE ARC OF SAID CURVE WITH A RADIUS OF 71.49 FEET, AN ARC DISTANCE OF 53.47 FEET, A DELTA ANGLE OF 42°51'05", SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 00°41'16" WEST, 52.23 FEET TO A POINT IN A NON-TANGENT LINE; THENCE SOUTH 82°39'25" WEST, 4.76 FEET; THENCE SOUTH 78°44'12" WEST, 71.76 FEET TO A POINT OF CURVATURE CONCAVE TO THE NORTHWEST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE WITH A RADIUS OF 43.00 FEET, AN ARC DISTANCE OF 16.41 FEET, A DELTA ANGLE OF 21°52'14", SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND

DISTANCE OF SOUTH 89°40'19" WEST, 16.31 FEET TO A POINT OF TANGENCY; THENCE NORTH 79°23'34" WEST, 7.17 FEET; THENCE NORTH 53°49'07" WEST, 47.60 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT (RETAIL PARCEL 3):

PART OF SECTION 26 AND 35, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE NORTH 89°45'18" EAST ALONG THE SOUTH LINE OF SAID SECTION 26, DISTANCE OF 1075.40 FEET; THENCE NORTH 00°06'28" WEST, 256.13 FEET TO THE SOUTH LINE OF A 40 FOOT WIDE FLORIDA DEPARTMENT OF TRANSPORTATION DRAINAGE EASEMENT OR RIGHT-OF-WAY RECORDED IN OFFICIAL RECORDS BOOK 456, PAGE 139 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE SOUTH 86°57'45" EAST ALONG THE SOUTH LINE OF SAID DRAINAGE EASEMENT OR RIGHT-OF-WAY 334.55 FEET; THENCE NORTH 88°32'40" EAST ALONG SAID SOUTH LINE, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF HUTCHINSON BOULEVARD (STATE ROAD 392-A)(MIDDLE BEACH ROAD)(100 FOOT RIGHT-OF-WAY), 282.55 FEET; THENCE SOUTH 56°17'45" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 202.55 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY LINE SOUTH 56°17'45" EAST, 139.19 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE RUN SOUTH 33°36'27" WEST 104.10 FEET; THENCE NORTH 55°43'05" WEST, 139.44 FEET; THENCE NORTH 33°51'02" EAST, 102.69 FEET TO THE POINT OF BEGINNING.

TRACT II:

TOGETHER WITH: NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, ACCESS, STORMWATER DRAINAGE, UTILITIES AND PARKING AS SET FORTH AND CREATED BY THAT CERTAIN DECLARATION OF RECIPROCAL EASEMENTS BY GRAND PANAMA RETAIL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, DATED THE 20TH DAY OF JULY 2007 AND BEING RECORDED IN OFFICIAL RECORDS BOOK 2952, PAGE 1023, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA, OVER, UNDER AND ACROSS THE LANDS DESCRIBED THEREIN.

TRACT III:

TOGETHER WITH: NON-EXCLUSIVE EASEMENTS FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS CREATED BY THAT CERTAIN SURFACE PARKING EASEMENT AGREEMENT, DATED JUNE 26, 2007 AND BEING RECORDED IN OFFICIAL RECORDS BOOK 2942, PAGE 336, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA, OVER AND ACROSS THE LANDS DESCRIBED THEREIN.

TRACT IV:

TOGETHER WITH: NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS AND ACCESS FOR VEHICULAR AND PEDESTRIAN TRAFFIC AND UTILITIES CREATED BY THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT, DATED JUNE 26, 2007 AND BEING RECORDED IN OFFICIAL RECORDS BOOK 2942, PAGE 562, AS AMENDED AND RESTATED BY AMENDED AND RESTATED RECIPROCAL EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 3308, PAGE 405 AND AMENDMENT TO AMENDED AND RESTATED RECIPROCAL EASEMENT AGREEMENT RECORDED IN BOOK 3383, PAGE 1004, AND SECOND AMENDED AND RESTATED RECIPROCAL EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 4335, PAGE 2353, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA, OVER, UNDER AND ACROSS THE LANDS DESCRIBED THEREIN.

TRACT V:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA; THENCE NORTH 89°45'18" EAST ALONG THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 1075.40 FEET; THENCE NORTH 00°06'28" WEST, 43.29 FEET ALONG THE WESTERLY LINE OF UTILITY EASEMENT 1 AS DESCRIBED IN OFFICIAL RECORDS BOOK 2716, PAGE 1942; THENCE NORTH 89°53'52" EAST 36.95 FEET; THENCE SOUTH 86°39'42" EAST 377.17 FEET; THENCE NORTH 11°58'15" EAST 14.38 FEET TO THE POINT OF BEGINNING; THENCE NORTH 32°10'08" EAST 136.14 FEET ALONG THE EASTERLY LINE OF AN INGRESS, EGRESS AND UTILITY EASEMENT AS DESCRIBED IN OFFICIAL

RECORDS BOOK 2716, PAGE 1942, TO A POINT IN A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE WITH A RADIUS OF 36.00 FEET, AN ARC DISTANCE OF 22.59 FEET, A DELTA ANGLE OF 35°57'36", SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 72°53'51" EAST, 22.23 FEET TO A POINT OF TANGENCY; THENCE SOUTH 54°55'03" EAST, 60.43 FEET; THENCE SOUTH 46°15'22" EAST, 7.92 FEET TO A POINT OF CURVATURE CONCAVE TO THE SOUTHWEST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE WITH A RADIUS OF 32.97 FEET, AN ARC DISTANCE OF 32.59 FEET, A DELTA ANGLE OF 56°38'29", SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 17°56'07" EAST, 31.28 FEET TO A POINT OF TANGENCY; THENCE SOUTH 10°23'07" WEST, 3.13 FEET TO A POINT OF CURVATURE CONCAVE TO THE NORTHWEST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE WITH A RADIUS OF 5.32 FEET, AN ARC DISTANCE OF 9.62 FEET, A DELTA ANGLE OF 103°37'41", SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 62°11'58" WEST, 8.36 FEET TO A POINT OF TANGENCY; THENCE NORTH 66°10'56" WEST, 14.30 FEET TO A POINT IN A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY; THENCE ALONG AND AROUND THE ARC OF SAID CURVE WITH A RADIUS OF 71.49 FEET, AN ARC DISTANCE OF 53.47 FEET, A DELTA ANGLE OF 42°51'05", SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 00°41'16" WEST, 52.23 FEET TO A POINT IN A NON-TANGENT LINE; THENCE SOUTH 82°39'25" WEST, 4.76 FEET; THENCE SOUTH 78°44'12" WEST, 71.76 FEET TO A POINT OF CURVATURE CONCAVE TO THE NORTHWEST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE WITH A RADIUS OF 43.00 FEET, AN ARC DISTANCE OF 16.41 FEET, A DELTA ANGLE OF 21°52'14", SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 89°40'19" WEST, 16.31 FEET TO A POINT OF TANGENCY; THENCE NORTH 79°23'34" WEST, 7.17 FEET; THENCE NORTH 53°49'07" WEST, 47.60 FEET TO THE POINT OF BEGINNING.

TRACT VI:

TOGETHER WITH: NON-EXCLUSIVE EASEMENT TO MAKE USE OF AND ACCESS THE SEWER LIFT STATION AS SET FORTH AND CREATED BY THAT CERTAIN LIFT STATION EASEMENT, DATED MARCH 18, 2013 AND BEING RECORDED IN OFFICIAL RECORDS BOOK 3493, PAGE 480, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA, OVER, UNDER AND ACROSS THE LANDS DESCRIBED THEREIN.

TRACT VII:

PART OF SECTION 26 AND 35, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE NORTH 89°45'18" EAST ALONG THE SOUTH LINE OF SAID SECTION 26, DISTANCE OF 1075.40 FEET; THENCE NORTH 00°06'28" WEST, 256.13 FEET TO THE SOUTH LINE OF A 40 FOOT WIDE FLORIDA DEPARTMENT OF TRANSPORTATION DRAINAGE EASEMENT OR RIGHT-OF-WAY RECORDED IN OFFICIAL RECORDS BOOK 456, PAGE 139 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE SOUTH 86°57'45" EAST ALONG THE SOUTH LINE OF SAID DRAINAGE EASEMENT OR RIGHT-OF-WAY 334.55 FEET; THENCE NORTH 88°32'40" EAST ALONG SAID SOUTH LINE, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF HUTCHINSON BOULEVARD (STATE ROAD 392-A)(MIDDLE BEACH ROAD)(100 FOOT RIGHT-OF-WAY), 282.55 FEET; THENCE SOUTH 56°17'45" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 202.55 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY LINE SOUTH 56°17'45" EAST, 139.19 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE RUN SOUTH 33°36'27" WEST 104.10 FEET; THENCE NORTH 55°43'05" WEST, 139.44 FEET; THENCE NORTH 33°51'02" EAST, 102.69 FEET TO THE POINT OF BEGINNING.

PARCEL VIII:

TOGETHER WITH: NON-EXCLUSIVE EASEMENTS FOR TAPPING INTO AND USING THE LIFT STATION AND ENCROACHMENT AREA CREATED BY THAT CERTAIN AMENDED AND RESTATED EASEMENT BY AND BETWEEN CORR PROPERTIES I, LLC; D17 PROPERTIES, LLC AND 360 PANAMA FLATS, LLC, DATED DECEMBER 9, 2020 AND RECORDED IN OFFICIAL RECORDS BOOK 4336, PAGE 1, OVER, UNDER AND ACROSS THE LANDS DESCRIBED THEREIN.