

**THIS INSTRUMENT WAS PREPARED BY  
AND SHOULD BE RETURNED TO:**

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*Florida documentary stamp taxes in the amount of \$ 36,515.50 based upon an actual purchase price of  
\$ 5,216,500.00, are being paid upon recordation of this instrument.*

**STATE OF FLORIDA**

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**BAY COUNTY**

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**THIS SPECIAL WARRANTY DEED,**

Executed this 18 day of March, A.D. 2022, by **GAC CONTRACTORS, INC.**, a Florida corporation (**f/k/a Gulf Asphalt Corporation**), whose mailing address 4116 U.S. Highway 231, Panama City, Florida, GRANTOR, to and in favor of **C. W. ROBERTS CONTRACTING, INCORPORATED**, a Florida corporation whose mailing address is 3372 Capital Circle NE, Tallahassee, Florida 32308, GRANTEE, (Wherever used herein the terms "GRANTOR" and "GRANTEE" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations wherever the context so admits or requires.):

W I T N E S S E T H :

That the said GRANTOR, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid to GRANTOR by the said GRANTEE, the receipt whereof is hereby acknowledged, does hereby bargain, sell, convey, transfer unto the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, all the right, title, interest, claim and demand which the said GRANTOR has in and to the following described land, situate, lying and being in Escambia County, Florida, to wit:

SEE EXHIBIT "A", ATTACHED HERETO AND INCORPORATED HEREIN  
BY REFERENCE (the "Property").

**AND SUBJECT TO:**

1. Ad valorem taxes which may be due now or subsequent hereto.
2. All applicable zoning restrictions.

3. Easements, restrictions (including but not limited to building restrictions), reservations, rights of way, and set back lines of record.

4. Mineral and mining rights not owned by GRANTOR.

9. Easement recorded in Book Deed Book 89, Page 429 (Affects Parcels 1-5).

10. Deed to the State of Florida recorded in Book 251, Page 343 (Affects Parcels 1-5).

11. Acknowledgement of Agreements between Peterson Enterprises of Orlando, Inc., as agents for the Bay Line Railroad and Southworth Outdoor Advertising, for the sole purpose of maintaining outdoor advertising structures on Bay Line Railroad R/W as set forth in Book 1530, Page 1570. (Affects Parcel 2)

12. Easement granted to Gulf Power Company by instrument recorded in Book 2520, Page 765 and Book 2664, Page 190 (Affects Parcel 3).

13. Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded in Book 1898, Page 1608 (Affects Parcel 6); Book 2167, Page 1604 (Affects Parcel 7) and Book 2761, Page 377 (Affects Parcel 9).

14. Deed to the State of Florida recorded in Book 139, Page 182. (Affects Parcel 8)  
Easement granted to Bay County recorded in Book 498, page 352. (Affect a portion of Parcel 8)

15. Easement Agreement recorded in Book 2710, Page 1011. (Affects a portion of Parcel 9)

16. Easement Agreement recorded in Book 2761, Page 381. (Affects a portion of Parcel 9)

17. Oil, gas and mineral reservation recorded in Deed Book 117, Page 232, (Affects a portion of Parcel 9), without right of entry.

18. Any lien as provided for by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas systems supplying the lands described herein.

19. Warranty Deed to Gulf Power Company recorded in Deed Book 178, Page 213

20. Ordinance No. 02-17 recorded in Book 2192, Page 1000. (Affects Parcel 11)

21. Easement Agreement recorded in Book 2710, Page 703. (Affects Parcel 12)

22. Easement to Florida Gas Transmission Company as set forth in instrument recorded in Book 2038, Page 520. (Affects Parcels 14 and 15)

23. Easement as set forth in instrument recorded in Book 2683, Page 1653. (Affects Parcels 14 and 15)

24. The following exceptions, but only with respect to Parcel 16:

(a) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MERIAL TRACE ESTATES, as recorded in Plat Book 23, Page(s) 4-7, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

(b) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Seminole Plantation, as recorded in Plat Book 1, Page(s) 48, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to

the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

(c) Declaration of Covenants, Conditions, Restrictions and Easements, which contains provisions for a private charge or assessments, recorded in Book 2802, Page 1210 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

(e) Easement Grant to Houston Texas Gas and Oil Corporation recorded in Book 16, page 81.

(f) Easement granted to Florida Gas Transmission Company recorded in Book 298, page 612.

(g) Oil, gas and mineral reservations contained in instrument recorded in Deed Book 89, Page 405; Deed Book 110, Page 371.

(h) Oil, gas and mineral reservation recorded in Book 218, Page 706; Book 218, Page 714; Book 537, Page 128; Deed Book 165, Page 549, rerecorded in Deed Book 170, Page 219; Book 358, Page 307; Book 359, Page 335; Book 392, Page 728; Book 710, Page 395; Book 819, Page 499; Book 825, Page 475; Book 389, Page 649; Book 392, Page 289; Book 649, Page 491.

(i) Unrecorded 10 foot easement lying adjacent to the East right of way of Highway 77 granted to American Telephone and Telegraph Company.

(j) Platted rights of way as shown on the St. Andrews Bay Development Company's Plats of Section 28, Township 3 South, Range 13 West, recorded in Plat Book 5, Page 34; the plat of Section 32, Township 3 South, Range 13 West, recorded in Plat Book 5, Page 38; and the plat of Section 33, Township 3 South, Range 13 West, recorded in Plat Book 5, Page 39.

(k) Land Boundary Agreement as set forth in instrument recorded in Book 1668, Page 434.

25. Any exception to title due to a lack of access as to Parcels 8, 9, 10, and 14-16.

26. Any exception to title due to any of the above described property lying in a public right of way.

THE PROPERTY IS NOT THE HOMESTEAD OF GRANTOR.

**TO HAVE AND TO HOLD** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said GRANTOR, either in law or equity, to the only proper use, benefit and behoof of the said GRANTEE forever in fee simple absolute.

**GRANTOR**, makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that GRANTOR has good right and lawful authority to sell and convey the Property and GRANTOR hereby specially warrants that GRANTOR is conveying fee simple title to the Property (subject only to the exceptions set forth in subparagraphs 1 through 24 above) and will defend the same against the lawful claims of all persons claiming by, through or under Grantor only, but no others.

[END OF TEXT; SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, the said GRANTOR has caused this instrument to be signed and sealed the day and year first above-written.

GAC CONTRACTORS, INC., a Florida corporation

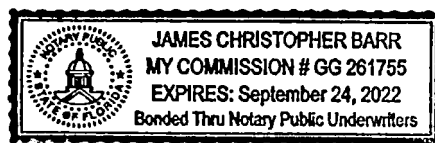
By: [Signature]  
Its Chairman

[Signature]  
Witness Signature  
[Signature]  
Witness Signature

STATE OF FLORIDA )  
COUNTY OF BAY )

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18 day of MARCH, 2022, by ALLAN G BENSE, in his capacity as CHAIRMAN of G.A.C. Contractors, Inc., a Florida corporation. He is ☒ personally known to me or ☐ he has produced \_\_\_\_\_ as identification.

[Signature]  
Notary Public  
CHRIS BARR  
Notary Public Printed Signature



My Commission Expires: \_\_\_\_\_

**EXHIBIT "A"**

PARCEL 1: 11451-005-000

That portion of Lot 116, lying East of the Right of Way of the Atlanta and St. Andrews Bay Railroad, according to the St. Andrews Bay Development Company plat of Section 13, Township 3 South, Range 14 West, Bay County, Florida.

PARCEL 2: 11474-000-000

Those portions of Lots 99, 110 and 115, lying East of the Right of Way of the Atlanta and St. Andrews Bay Railroad, according to the subdivision of Section 13, Township 3 South, Range 14 West, by St. Andrews Bay Development Company as shown by plat on file in the Office of the Clerk of Circuit Court of Bay County, Florida.

PARCEL 3: 11474-050-000

That part of Lots 95 and 98, lying East of the Right of Way of the Atlanta and St. Andrews Bay Railroad, according to the subdivision of Section 13, Township 3 South, Range 14 West, by St. Andrews Bay Development Company as shown by plat on file in the Office of the Clerk of Circuit Court of Bay County, Florida.

PARCEL 4: 11509-000-000

Lot 111, Section 13, Township 3 South, Range 14 West, according to Plat of St. Andrews Bay Development Company on file in the Public Records of Bay County, Florida.

PARCEL 5: 11451-000-000

Lots 114, 126 and 127, according to the St. Andrews Bay Development Company plat of Section 13, Township 3 South, Range 14 West, Bay County, Florida.

PARCEL 6: 11893-010-000

Lots 2, 3, 14, 15, 18, 19, 30 and 31, according to the St. Andrews Bay Development Company plat of Section 24, Township 3 South, Range 14 West, Bay County, Florida.

PARCEL 7: 11906-000-000

Lots 34, 35, 46, 47, 50 and the East half of Lot 63, of the St. Andrews Bay Development Company's Subdivision of Section 24, Township 3 South, Range 14 West, as per plat recorded in the Public Records of Bay County, Florida, LESS AND EXCEPT: The South 20 feet of the East half of Lot 63 of St. Andrews Bay Development Company's Subdivision of Section 24, Township 3 South, Range 14 West.

PARCEL 8: 05894-020-000

Commence at the Northeast corner of Section Ten (10), Township 3 south, Range 13 west, thence run South forty (40) chains (2640 feet), thence run West Thirteen and Thirty-five Hundredths (13.35) chains (881.10 feet), thence run North Forty (40) chains (2640 feet), thence run East Thirteen and Thirty-five Hundredths (13.35) chains (881.10 feet) to the Point of Beginning. LESS AND EXCEPT: Woodhurst Estates, Bay Dunes estates and Dunridge Subdivision.

PARCEL 9: 35120-010-000

All of Lots 17, 18, 19 and 20 and a portion of Lots 8, 9, 21, 28, 29, 30, 31 and 32 of Section 34, Township 1 South, Range 17 West, Seminole Plantation, as per plat recorded in Plat Book 1, Page 48 of the Public Records of Bay County, Florida, being more particularly described as follows:

Commence at the Northeast corner of Section 34, Township 1 South, Range 17 West, Bay County, Florida; thence South, along the East line of said Section 34, for a distance of 2510.01 feet; thence West, parallel with the North line of said Section 34, for a distance of 15.00 feet, to the West boundary of a 30 ft. platted right of way and the Point of Beginning; thence continue West, parallel with said North line, for a distance of 2594.41 feet; thence South, parallel with the East line of said Section 34, for distance of 1675.18 feet; thence East, parallel with said North line, for a distance of 2594.41 feet to the West boundary of a platted 30 ft. right of way; thence North, along said West boundary, for a distance of 1675.18 feet to the Point of Beginning.

Subject to and together with an easement located along the Eastern boundary of the above described parcel and extended Northerly and Southerly from the South boundary of Lot 24, Section 27, Township 1 South, Range 17 West in Seminole Plantation, as per plat recorded in Plat Book 1, Page 48 of the Public Records of Bay County, Florida, South to the North boundary of Steelfield Road as shown recorded in Official Records Book 2710, Page 1011 of the Public Records of Bay County, Florida.

PARCEL 10:

Intentionally Blank.

PARCEL 11: 05983-030-000 (PEARLE WAY)

Commence at the centerline intersection of Pearle Way and Lester Lane, Callaway Creek, as per plat recorded in Plat Book 22, Pages 96-103 of the Public Records of Bay County, Florida; thence South 40°34'29" East, along the centerline of said Pearle Way, for a distance of 55.00 feet to the Point of Beginning; thence North 49°25'31" East, for a distance of 30.00 feet, to the Westerly line of Lot 20, said Callaway Creek; thence South 40°34'29" East, for a distance of 238.17 feet; thence North 02°57'38" West, for a distance of 9.07 feet; thence South 36°17'56" East, for a distance of 10.18 feet; thence South 31°49'29" East, for a distance of 27.66 feet; thence South 47°47'34" East, for a distance of 36.63 feet; thence North 37°08'18" East, for a distance of 6.07 feet; thence South 52°51'42" East, for a distance of 26.20 feet; thence South 37°08'18" West, for a distance of 9.76 feet; thence South 30°18'38" East, for a distance of 37.10 feet; thence South 44°43'43" East, for a distance of 28.76 feet; thence South 54°27'01" East for a distance of 47.22 feet; thence South 61°48'25" East, for a distance of 41.66 feet; thence South 53°20'12" East, for a distance of 29.65 feet to the point of curvature of a curve concave to the Northeast and having a radius of 150.00 feet; thence Southeasterly along said curve for an arc distance of 13.47 feet said arc having a chord of 13.47 feet bearing South 55°54'34" East; thence North 35°14'49" East, for a distance of 46.23 feet; thence North 40°05'35" East, for a distance of 51.22 feet; thence South 80°16'14" East, for a distance of 38.20 feet; thence South 73°20'06" East, for a distance of 54.50 feet; thence South 59°42'27" East, for a distance of 46.91 feet; thence South 38°33'27" East, for a distance of 31.82 feet; thence North 75°51'27" East, for a distance of 86.20 feet; thence South 21°31'20" East, for a distance of 60.50 feet; thence South 75°51'27" West, for a distance of 192.54 feet to the point of curvature of a curve concave to the North and having a radius of 210.00 feet; thence Westerly along said curve for an arc distance of 167.01 feet, said arc having a chord of 162.64 feet bearing North 81°21'34" West to the point of tangency of said curve; thence North 58°34'35" West, for a distance of 44.64 feet; thence North 59°03'42" West, for a distance of 45.02 feet; thence North 49°57'37" West, for a distance of 30.25 feet; thence North 55°49'22" West, for a distance of 40.61 feet; thence North 43°30'00" West, for a distance of 39.89 feet; thence South 40°28'53" West, for a distance of 6.91 feet; thence North 49°31'07" West, for a distance of 34.89 feet; thence North 40°28'53" East, for a distance of 5.79 feet; thence North 34°44'19" West, for a distance of 48.29



feet; thence North 41°04'03" West, for a distance of 32.06 feet; thence North 43°19'22" West, for a distance of 20.57 feet, to the Southerly boundary of said Callaway Creek; thence North 52°41'07" East, along said Southerly boundary, for a distance of 7.19 feet; thence North 40°34'29" West, along said Southerly boundary, for a distance of 212.86 feet; thence North 49°25'31" East, along said Southerly boundary, for a distance of 30.00 feet to the Point of Beginning. Said lands lying in and being a portion of Section 32, Township 3 South, Range 13 West, Bay County, Florida.

PARCEL 12: 05964-010-000

Commence at the Southwest corner of Lot 17, St. Andrews Bay Development Company's Subdivision of Section 32, Township 3 South, Range 13 West, Bay County, Florida; thence South, along the West line of Lot 32, for 15.70 feet; thence S21°31'20"E for 1144.36 feet to the Northerly boundary line of a Gulf Power Company right of way and the Point of Beginning; thence N21°31'20"W for 250.70 feet; thence N66°29'11"E for 73.04 feet; thence N56°44'49"E for 65.98 feet; thence N49°36'18"E for 20.62 feet; thence N32°45'10"E for 76.37 feet; thence N01°35'57"W for 123.86 feet; thence N06°09'14"E for 66.63 feet; thence N04°39'50"W for 48.19 feet; thence N22°10'29"E for 35.05 feet; thence N54°11'03"E for 46.07 feet; thence N29°53'06"E for 65.22 feet; thence N13°12'29"E for 47.32 feet; thence N46°54'45"E for 48.50 feet; thence N55°12'58"E for 33.98 feet; thence N46°47'03"E for 44.17 feet; thence S74°14'20"E for 19.21 feet; thence N70°04'09"E for 50.11 feet; thence N54°45'29"E for 25.31 feet; thence N76°33'14"E for 66.68 feet; thence N82°21'47"E for 32.60 feet; thence N08°53'49"E for 45.25 feet; thence N17°24'19"E for 80.97 feet; thence N11°59'24"E for 48.40 feet; thence N23°41'48"W for 54.67 feet; thence N15°38'53"W for 37.52 feet; thence N13°42'23"E for 14.56 feet; thence N11°06'10"W for 81.44 feet; thence N43°47'35"E for 11.14 feet; thence N06°59'14"E for 30.52 feet; thence N30°28'19"W for 13.08 feet; thence N43°53'09"E for 6.23 feet; thence N39°59'52"E for 45.26 feet; thence N86°03'43"E for 35.60 feet; thence N82°03'37"E for 42.63 feet; thence N77°05'40"E for 55.41 feet; thence N32°01'49"E for 32.77 feet; thence N01°38'17"W for 26.39 feet; thence N11°20'39"E for 34.45 feet; thence N17°35'18"E for 58.74 feet; thence N56°11'53"E for 38.63 feet; thence N63°42'54"E for 28.83 feet; thence N48°29'06"E for 42.21 feet; thence N62°02'18"E for 60.01 feet; thence N47°48'36"E for 62.99 feet; thence N43°47'23"E for 51.05 feet; thence N53°30'22"E for 18.64 feet; thence N57°51'06"E for 52.33 feet; thence N54°22'15"E for 54.62 feet; thence N66°48'26"E for 63.90 feet; thence N39°01'02"E for 105.37 feet; thence N44°09'17"E for 54.09 feet; thence N29°26'13"E for 61.39 feet; thence N31°17'21"E for 49.40 feet; thence N17°11'11"E for 51.37 feet; thence N30°13'19"E for 49.69 feet; thence N41°04'49"E for 57.08 feet; thence N48°11'14"E for 82.68 feet; thence N23°34'49"E for 49.07 feet; thence N51°57'42"E for 18.17 feet; thence N82°15'28"E for 67.38 feet; thence N83°42'20"E for 120.32 feet; thence N77°06'16"E for 35.95 feet; thence N84°08'40"E for 52.13 feet; thence N73°56'33"E for 54.62 feet; thence N62°30'37"E for 62.43 feet; thence N60°37'55"E for 47.92 feet; thence N72°59'52"E for 80.35 feet; thence S88°15'02"E for 67.94 feet; thence N89°54'26"E for 42.42 feet; thence N79°47'50"E for 40.14 feet; thence S78°03'35"E for 22.32 feet; thence S56°18'43"E for 78.28 feet; thence N79°27'14"E for 62.87 feet; thence N53°24'56"E for 45.68 feet; thence N43°35'19"E for 52.57 feet; thence N46°48'35"E for 51.12 feet; thence N57°08'58"E for 60.16 feet; thence N70°51'24"E for 42.99 feet; thence N78°47'19"E for 38.48 feet; thence N78°02'38"E for 32.26 feet; thence

S89°23'06"E for 70.66 feet; thence N78°52'54"E for 5.61 feet; thence South for 311.87 feet to the Northerly boundary line of said Gulf Power Company's right of way; thence S48°32'20"W for 3144.29 feet; thence S60°43'30"W for 204.03 feet to the Point of Beginning.

PARCEL 13: 05987-010-000

Commence at the Southwest corner of Lot 17, St. Andrews Bay Development Company's Subdivision of Section 32, Township 3 South, Range 13 West, Bay County, Florida; thence South, along the West line of Lot 32, said St. Andrews Bay Development Company's Subdivision for 15.70 feet; thence S21°31'20"E for 1245.28 feet to the Southerly boundary line of a Gulf Power Company's right of way and the Point of Beginning; thence N60°43'30"E along said Southerly boundary line for 228.32 feet; thence N48°32'20"E, along said Southerly boundary line for 3066.61 feet; thence leaving said Southerly right of way, South for 874.60 feet; thence S35°30'08"W for 376.90 feet; thence S24°28'44"W for 1183.57 feet; thence West for 1995.85 feet to the Southerly boundary line of said Gulf Power Company's right of way; thence N60°43'30"E, along said Southerly boundary line for 238.29 feet to the Point of Beginning.

PARCEL 14: 07532-000-000 AND PARCEL 15: 07547-000-000 (COMBINED)

Begin at the Northwest corner of Section 29, Township 1 South, Range 14 West, Bay County, Florida; thence North 89 degrees 31 minutes 43 seconds East along the North line of said Section 29, for 1275.14 feet to the East line of the West Half of the Northwest Quarter of said Section 29; thence South 01 degree 19 minutes 29 seconds West along said East line for 2283.24 feet to the North line of Merial Trace Estates, according to the Plat recorded in Plat Book 23, Page 4, in the Public Records of Bay County, Florida; thence North 88 degrees 50 minutes 21 seconds West along said North line for 1869.76 feet to the East line of a parcel described in Bay County Official Records Book 2683, Page 1653; thence North 01 degree 21 minutes 29 seconds East along said East line for 160.35 feet to the Northwesterly line of said parcel described in Bay County Official Records Book 2683, Page 1653; thence South 65 degrees 12 minutes 05 seconds West along said Northwesterly line for 218.25 feet; thence North 25 degrees 08 minutes 31 seconds West for 1661.09 feet to an agreed upon boundary line described in Bay County Official Records Book 1668, Page 434; thence South 88 degrees 50 minutes 28 seconds East along said line for 551.00 feet to the West line of the Northeast Quarter of the Southwest Quarter of the Northeast Quarter of the Northeast Quarter of Section 30, Township 1 South, Range 14 West, Bay County, Florida; thence South 01 degree 17 minutes 27 seconds West along said West line for 312.80 feet to the South line of said Northeast Quarter of the Southwest Quarter of the Northeast Quarter of the Northeast Quarter of Section 30; thence North 89 degrees 55 minutes 51 seconds East along said South line for 326.12 feet to the East line of said Northeast Quarter of the Southwest Quarter of the Northeast Quarter of the Northeast Quarter of Section 30; thence North 01 degree 20 minutes 39 seconds East for 305.81 feet to an agreed upon boundary line described in Bay County Official Records Book 1668, Page 434; thence South 88 degrees 50 minutes 28 seconds East along said

agreed upon boundary line for 652.58 feet to the East line of said Section 30; thence North 01 degree 27 minutes 02 seconds East along said East line and along said agreed upon boundary line for 692.96 feet to the Point of Beginning.

PARCEL 16: 07533-518-000

Lot 18, MERIAL TRACE ESTATES, according to plat thereof recorded in Plat Book 23, Pages 4, 5, 6 and 7, of the Public Records of Bay County, Florida.