

This Instrument Prepared by and Return to:
Charles F. James, IV, Esq.
CLARK PARTINGTON
125 East Intendencia Street
Pensacola, FL 32502

Record Deed:	\$27.00
Deed Documentary Stamps:	\$9,051.00
Total:	\$9,078.00

CP File No.: 220192

Property Appraiser's Parcel ID No.: 15189-000-000

STATE OF FLORIDA
COUNTY OF BAY

WARRANTY DEED

THIS WARRANTY DEED, is made, executed and delivered on the **15th** day of **April, 2022** by **Angel Real Estate Investments, LLC, an Alabama limited liability company** (the "Grantor"), whose address is 2269 Redwood Drive, Indian Trail, NC 28079 to **Syndicate Holdings, LLC, an Illinois limited liability company** (the "Grantee"), whose post office address is 115 S. Main Street #1, Washington, IL 61571.

Grantor, for and in consideration of Ten And No/100 (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee and Grantee's heirs, successors, and/or assigns, all that certain land situate in **Bay County, State of Florida**, which is not the Grantor's homestead, described as follows (the "Property"):

See Exhibit A attached hereto and made a part hereof.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

Subject to zoning, restrictions, prohibitions and other requirements imposed by governmental authorities; restrictions, instruments and matters of record or appearing on the plat or otherwise common to the subdivision, if the Property is in a subdivision; valid easements and mineral reservations of record affecting the Property, if any; and taxes for the current year and subsequent years; all of which are not hereby reimposed.

And Grantor hereby covenants with Grantee that Grantor is lawfully seized of an indefeasible estate in fee simple in the Property, and has a good right to convey the same; that it is free of lien or encumbrance; and Grantor hereby fully warrants the title to Property and will defend the same against all persons lawfully claiming the same.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

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

[SIGNATURE FOLLOWS ON THE NEXT PAGE.]

Signed, sealed and delivered in our presence:

Michael E Lukachie
Signature of Witness No. 1

Michael E Lukachie
Print Name of Witness No. 1

Sheri Houck
Signature of Witness No. 2

Sheri Houck
Print Name of Witness No. 2

GRANTOR:

ANGEL REAL ESTATE INVESTMENTS, LLC,
an Alabama limited liability company

By: Arne Fennel
Arne Fennel
Manager

STATE OF ARIZONA

COUNTY OF MARICOPA

The foregoing instrument was executed and acknowledged before me by means of physical presence or online notarization, this 14th day of April, 2022, by Arne Fennel, as Manager on behalf of Angel Real Estate Investments, LLC, an Alabama limited liability company, who () is personally known to me or who () has produced DRIVER'S LICENSE as identification.

Signature: Diane E Rice
Print Name: DIANE ERICE
Notary Public
My Commission Expires: JUNE 14 2022
Commission Number: 547257

[NOTARY SEAL

A4593735

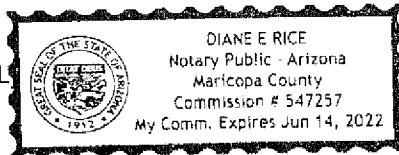


EXHIBIT "A"

The South half of the Northeast quarter of the Northeast quarter of the Northeast quarter of Section 2, Township 4 South, Range 14 West, Bay County, Florida. LESS and except: Right of way for Transmitter Road and LESS and except: Commence at the Southeast corner of the Northeast quarter of the Northeast quarter of the Northeast quarter of Section 2, Township 4 South, Range 14 West, Bay County, Florida; thence West along the South line of the Northeast quarter of the Northeast quarter of the Northeast quarter of said Section 2 a distance of 36.36 feet to the West right of way of Transmitter Road and the Point of Beginning; thence continue West along the said South line a distance of 500 feet; thence North parallel with the West right of way line of Transmitter Road a distance of 150 feet; thence East parallel with the South line of the Northeast quarter of the Northeast quarter of the Northeast quarter of said Section 2 a distance of 500 feet to the West right of way line of Transmitter Road; thence South 150 feet to the Point of Beginning.