

Prepared by:
Judy Tsai
Law Office of Judy Tsai
710 Lakeway Dr., Ste. 180
Sunnyvale, CA 94085

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Chicago Title NCS California
4911 Birch St., Newport Beach, CA 92660
Attn: Bill Canalez

TAX ID NO: 14411-010-000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of the 9th day of May, 2022 by RANGER'S SANDCASTLE LLC, A Florida limited liability company ("Grantor") whose mailing address is 16 Vista Road, Cherry Hills Village, Colorado, and PP, LLC an Idaho limited liability company ("Grantee") whose mailing address is 4685 MacArthur Court, Suite 375, Newport Beach, California. Whenever used herein, the terms "Grantor" and "Grantee" shall include all of the parties to this instrument and their successors and assigns.

WITNESSETH:

GRANTOR, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does hereby grant, bargain and sell to Grantee and Grant's heirs, successors and assigns forever, the following described land situate and being in Bay County, Florida (the "Property"), to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE and to hold the same in fee simple forever.

AND GRANTOR hereby covenants with grantee the Grantor is lawfully seized of the Property in fee simple; that, except as to the matters set forth in Exhibit "B" Grantor has good right and lawful authority to sell and convey the Property; and that Grantor does hereby fully warrant the title to the

Property and will defend the same against the lawful claims of all persons claiming by, through or under grantor, but against none other.

GRANTOR represents and warrants that the Property is not now, nor has it ever been, the homestead of Grantor, nor is the Property contiguous to the homestead of Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal as of the day and year first written above.

Grantor: RANGER'S SANDCASTLE, LLC a Florida limited liability company

By: [Signature]
Ryan Geiser, its Manager

Witness:
[Signature]
Dan Thrasher
Printed Name

Witness:
[Signature]
Summer (the Parker)
Printed Name

State of Colorado)
County of Arapahoe Denver)ss..
SA

BE IT REMEMBERED, That on this 5 day of May, 2022, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Grantor Ryan Geiser, the Manager of Ranger's Sandcastle LLC, a Florida limited liability company and acknowledged that he/she/they executed the foregoing instrument freely and voluntarily.

IN TESTIMONY WHEREOF I have hereunto set my hand and affixed my official seal the day and year last above written.

[Signature]
Notary Public for Colorado

SARA K. CORCORAN
Notary Public
State of Colorado
Notary ID # 20064027490
My Commission Expires 07-17-2022

My Commission Expires: _____

Exhibit "A"

Legal Description

LOT 1, ACCORDING TO THE PLAT OF BAY CITYPOINT PHASE 1, AS RECORDED IN PLAT BOOK 26, PAGE 14, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA. TOGETHER WITH VARIABLE WIDTH PRIVATE RIGHT-OF-WAY FOR ACCESS CONTAINED IN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED IN BOOK 3952, PAGE 714.

EXHIBIT "B"

Permitted Exceptions

1. Taxes for the year 2022 and subsequent years, not yet due and payable
2. Applicable zoning.
3. All matters of record.
4. All matters that would be revealed by a current accurate survey and inspection of the Property.