

PREPARED BY:
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900 W. 48th Place, Suite 900
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RECORD AND RETURN TO:

First American Title Ins Co
800 Boylston St., Ste 2820
Boston, MA 02199

TAX ID No. 27854-015-000

_____ [Space Above This Line For Recording Data] _____

SPECIAL WARRANTY DEED

This Special Warranty Deed is made this 27th day of May, 2022, between **Plaza Street Fund 121**, LLC a Kansas limited liability company, whose post office address is 2400 W. 75th Street, Suite 220, Prairie Village, KS 66208 ("Grantor") and **C1 7625 Panama City Beach Parkway, LLC**, a Massachusetts limited liability company, as to an undivided 93.75% interest, and **Nissan Norwood Realty, LLC**, a Massachusetts limited liability company, as to an undivided 6.25% interest, each of whose address is 842 Boston Providence Turnpike, Norwood, MA 02062 (collectively, "Grantee").

WITNESSETH that said Grantor, for and in consideration of the sum of TEN and NO/100 (\$10.00) DOLLARS, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, as tenants in common, the following described land, situate, lying and being in Bay County, Florida (the "Property"), to wit:

SEE EXHIBIT A.

This conveyance is made subject to municipal and zoning ordinances, general taxes levied in the year of closing, and all covenants, conditions, restrictions, reservations, agreements, instruments and easements of record, only to the extent, that the same may still be in force and effect.

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

Grantor warrants that the property is not the Grantor's homestead.

GRANTOR HEREBY WARRANTS that it is lawfully seized of the Property in fee simple, that it has good right and lawful authority to sell and convey the Property, that it hereby fully warrants the title to said Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

[signatures on next page]

EXHIBIT A
(Legal Description)

PARCEL OF LAND LYING IN SECTION 32 TOWNSHIP 3 SOUTH RANGE 15 WEST OF BAY COUNTY FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 32 TOWNSHIP 3 SOUTH RANGE 15 WEST OF BAY COUNTY, FLORIDA; THENCE RUN NORTH 89 DEGREES 38 MINUTES 55 SECONDS WEST ALONG THE NORTH BOUNDARY LINE OF SECTION 32, FOR A DISTANCE OF 2633.50 FEET TO THE NORTHEAST CORNER OF HERITAGE VILLAGE SUBDIVISION RECORDED IN PLAT BOOK 15, PAGE 2 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE RUN ALONG THE EASTERLY BOUNDARY OF SAID HERITAGE VILLAGE SUBDIVISION SOUTH 00 DEGREES 36 MINUTES 53 SECONDS WEST, FOR A DISTANCE OF 558.69 FEET; THENCE LEAVING SAID EASTERLY BOUNDARY PROCEED SOUTH 86 DEGREES 19 MINUTES 43 SECONDS EAST, FOR A DISTANCE OF 90.13 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 86 DEGREES 19 MINUTES 43 SECONDS EAST, FOR A DISTANCE OF 648.08 FEET; THENCE SOUTH 03 DEGREES 30 MINUTES 45 SECONDS WEST, FOR A DISTANCE OF 110.97 FEET; THENCE SOUTH 87 DEGREES 29 MINUTES 59 SECONDS EAST, FOR A DISTANCE OF 9.40 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 32 DEGREES 06 MINUTES 29 SECONDS; THENCE PROCEED EASTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 56.04 FEET, (CHORD BEARING AND DISTANCE = SOUTH 70 DEGREES 05 MINUTES 56 SECONDS EAST, FOR A DISTANCE OF 55.31 FEET) TO A POINT ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 70 DEGREES 12 MINUTES 18 SECONDS; THENCE PROCEED EASTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 49.01 FEET, (CHORD BEARING AND DISTANCE = SOUTH 89 DEGREES 13 MINUTES 31 SECONDS EAST, FOR A DISTANCE OF 46.00 FEET) TO THE NORTHWESTERLY RIGHT OF WAY OF VISION LANE; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE AS FOLLOWS: SOUTH 55 DEGREES 38 MINUTES 21 SECONDS WEST, FOR A DISTANCE OF 70.59 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 210.00 FEET, THROUGH A CENTRAL ANGLE OF 51 DEGREES 20 MINUTES 25 SECONDS; THENCE PROCEED SOUTHWESTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 188.17 FEET, (CHORD BEARING AND DISTANCE = SOUTH 30 DEGREES 08 MINUTES 26 SECONDS WEST, FOR A DISTANCE OF 181.94 FEET) TO A POINT ON THE NORTHERLY RIGHT OF WAY OF U.S. HIGHWAY 98, PANAMA CITY BEACH PARKWAY; THENCE NORTH 85 DEGREES 53 MINUTES 43 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 457.53 FEET; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE PROCEED NORTH 03 DEGREES 18 MINUTES 17 SECONDS EAST, FOR A DISTANCE OF 198.97 FEET; THENCE NORTH 86 DEGREES 41 MINUTES 43 SECONDS WEST, FOR A DISTANCE OF 154.46 FEET; THENCE NORTH 00 DEGREES 36 MINUTES 31 SECONDS EAST, FOR A DISTANCE OF 129.02 FEET TO THE POINT OF BEGINNING. CONTAINING 4.211 ACRES, MORE OR LESS.

EASEMENT RIGHTS, AS CONTAINED IN THAT CERTAIN ACCESS AND UTILITY EASEMENT AGREEMENT, BY AND AMONG D.R. HORTON, INC., A DELAWARE CORPORATION, AS GRANTOR, AND COBALT PROPERTY DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND FRONT BEACH INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS GRANTEEES, FILED NOVEMBER 15, 2016, RECORDED IN OFFICIAL RECORDS BOOK 3849, PAGE 1927, PUBLIC RECORDS OF BAY COUNTY, FLORIDA.