

Prepared by and return to:

Linda Kramer
Porath & Associates, P.A.
1732 W. Co Hwy 30A, Ste. 106
Santa Rosa Beach, FL 32459
(850) 622-0102
File Number: 22-226

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Special Warranty Deed

This Special Warranty Deed made this 25th day of July 2022 between Board of Trustees, Gulf Coast State College f/k/a Gulf Coast Community College, a Florida Corporation whose post office address is 5230 West Hwy 98, Panama City, FL 32401, grantor, and Delwood Partners, LLC, a Florida limited liability company whose post office address is 2049 State Rd. 30A, Port Saint Joe, FL 32456, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Bay County, Florida, to-wit:

Commence at the most Northerly corner of Delwood Drive, being a 60 foot street shown on the plat of Delwood Beach recorded in Plat Book 8, page 18 in the public records of Bay County, Florida. Thence North 69°40' West for 226.81 feet; thence North 44°31' West for 300.00 feet; thence South 45°29' West for 600.00 feet; thence North 44°31' West for 400.00 feet to a concrete monument marked "2" COR.4 L.D.CO. 1965" for the Point of Beginning. Thence South 44°31' East for 310.00 feet; thence South 45°29' West for 56.55 feet to the Northeasterly right of way line of Delwood Beach Road; thence North 55°26' West along said right of way line for 463.01 feet to the P.C. of a curve in said right of way line; thence Northwesterly along said curve, which is concave to the Southwest and having a radius of 11,796.50 feet for an arc distance of 158.46 feet; thence North 45°29' East for 1236 feet more or less to the edge of St. Andrews Bay; thence Southeasterly along said Bay for 300 feet more or less to a point on a line that bears North 45°29' East from the Point Of Beginning, thence South 45°29' West for 1049.33 feet to the Point Of Beginning, and being a portion of Government Lots 10, 11 and 12, Section 11, Township 4 South, Range 15 West and Government Lots 2, 6 and 7, Section 14, Township 4 South, Range 15 West, Bay County, Florida.

Parcel Identification Number: 31317-010-000

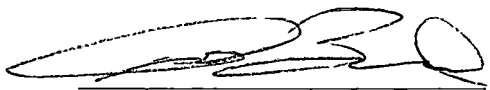
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

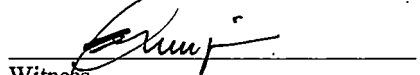
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

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

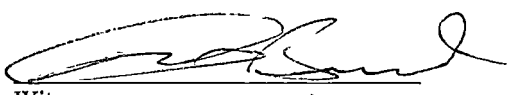
Signed, sealed and delivered in our presence:



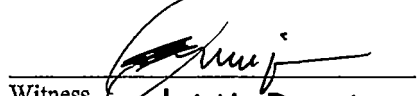
Witness
Printed Name: Dorrick Bennett



Witness
Printed Name: Valda Durkee

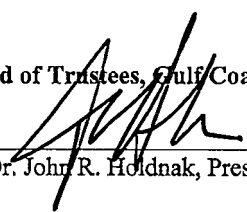


Witness
Printed Name: Dorrick Bennett

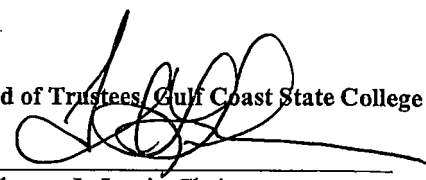


Witness
Printed Name: Valda Durkee

Board of Trustees, Gulf Coast State College

By: 
Dr. John R. Holdnak, President

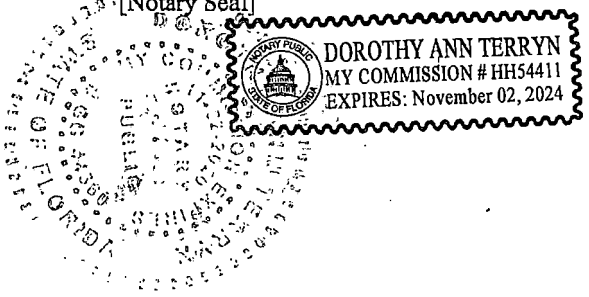
Board of Trustees, Gulf Coast State College

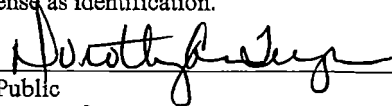
By: 
Thomas L. Lewis, Chairman

State of Florida
County of Bay

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 25 day of July 2022 by Dr. John R. Holdnak, President and Thomas L. Lewis, Chairman of Board of Trustees, Gulf Coast State College, who is personally known or has produced a driver's license as identification.

[Notary Seal]




Notary Public

Printed Name: Dorothy Terry

My Commission Expires: Nov 2, 2024