
Prepared by and

After recording, return to:

Parcel ID Number

Gregory Q. Clark

13784-010-020

Coleman Talley LLP

13784-010-030

1 Independent Drive, Suite 3130

13784-010-040

Jacksonville, FL 32202

13784-010-050

File No.: HAL0003.175

SPECIAL WARRANTY DEED

THIS INDENTURE is made this 24th day of August, 2022, between **HALLMARK ANDREWS PLACE I, LLC**, a Florida limited liability company (“Grantor”), and **RFM-ESG ANDREWS PLACE LLC**, a Delaware limited liability company (“Grantee”). (The words/terms “Grantor” and “Grantee” shall include their respective successors, heirs, devisees, and assigns where the context requires or permits, and shall include the singular and plural, and the masculine, feminine, and neuter, as the context requires.)

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of Ten and No Hundredths Dollars (\$10.00) and other valuable considerations, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, does grant, bargain, sell, alien, remise, release, convey, and confirm, unto Grantee (the “Property”):

All of that certain tract or parcel of land being more particularly described on **Exhibit “A”** attached hereto and incorporated herein.

SUBJECT ONLY TO the matters set forth in **Exhibit “B”** attached hereto and incorporated herein.

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

TO HAVE AND TO HOLD the same in FEE SIMPLE.

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

[Signatures on Following Page]

IN WITNESS WHEREOF, Grantor has hereunto caused this Special Warranty Deed to be executed under seal, this day and year above written.

HALLMARK ANDREWS PLACE I, LLC
a Florida limited liability company

By: *Mart H Petersen*
Martin H. Petersen, Manager

Signed, sealed and delivered
in our presence:

Susan S Francis
Witness 1 Signature

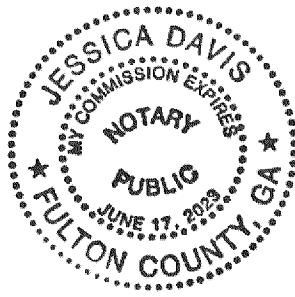
Susan S Francis
Witness 1 Printed Name

Maria Sabeh
Witness 2 Signature

MARIA SABEH
Witness 2 Printed Name

STATE OF Georgia
COUNTY OF Cobb

The foregoing instrument was acknowledged before me **by means of physical presence** or online notarization, this 19th day of August, 2022, by Martin H. Petersen, as Manager of Hallmark Andrews Place I, LLC, a Florida limited liability company, on behalf of said Grantor, who is personally known to me or has produced (type of identification) as identification.



Jessica Davis
(Signature of Notary Public)

Jessica Davis
(Print Name of Notary Public)

My commission expires: June 17, 2023
Commission No.: NA

EXHIBIT "A"

Legal Description

The land referred to herein below is situated in the County of BAY, State of Florida, and described as follows:

PARCEL 1:

Commencing at the Southeast corner of the Northwest quarter of Section 31, Township 3 South, Range 14 West, Bay County, Florida; thence North 89 degrees 40' 40" West, along the South line of said Northwest quarter 993.10 feet to the West line of Greenwood Cemetery; thence continue along said South line North 89 degrees 40' 40" West for 1055.15 feet to the Point of Beginning; thence continue along said South line North 89 degrees 40' 40" West for 123.84 feet; thence North 01 degrees 12' 57" East for 200.00 feet; thence North 89 degrees 40' 40" West for 400.00 feet to the East right of way line of Frankford Avenue (having a 100 foot right of way) thence North 01 degrees 12' 57" East along said right of way line for 100.01 feet; thence leaving said East right of way line run South 89 degrees 40' 40" East for 248.03 feet; thence North 01 degrees 12' 57" East for 660.88 feet; thence North 42 degrees 07' 52" East for 383.00 feet; thence North 79 degrees 25' 51" East for 244.95 feet; thence North 88 degrees 40' 46" East for 136.58 feet; thence South 65 degrees 16' 55" East for 213.66 feet; thence South 01 degrees 07' 53" West for 103.86 feet; thence South 47 degrees 52' 30" West for 65.95 feet; thence South 13 degrees 53' 21" West for 53.87 feet; thence South 49 degrees 39' 28" West for 42.48 feet; thence South 63 degrees 12' 59" West for 68.65 feet; thence South 32 degrees 06' 04" West for 45.43 feet; thence South 64 degrees 37' 13" West for 41.30 feet; thence South 86 degrees 17' 52" West for 50.89 feet; thence South 62 degrees 10' 15" West for 79.06 feet; thence South 76 degrees 47' 13" West for 65.44 feet; thence South 24 degrees 12' 54" West for 63.84 feet; thence South 63 degrees 27' 12" West for 66.69 feet; thence South 04 degrees 13' 07" East for 43.62 feet; thence South 67 degrees 29' 42" West for 49.37 feet; thence South 13 degrees 09' 19" West for 83.43 feet; thence South 15 degrees 21' 37" East for 42.51 feet; thence South 06 degrees 13' 29" West for 37.70 feet; thence South 18 degrees 00' 42" East for 52.77 feet; thence South 33 degrees 06' 34" East for 221.11 feet; thence South 88 degrees 53' 19" East for 35.36 feet; thence South 47 degrees 44' 36" East for 175.68 feet; thence South 76 degrees 41' 03" East for 144.72 feet; thence South 62 degrees 59' 09" East for 133.87 feet; thence South 00 degrees 19' 20" West for 31.68 feet; thence North 89 degrees 40' 40" West for 591.57 feet; thence South 00 degrees 19' 20" West for 48.00 feet to the Point of Beginning.

ALSO INCLUDING an easement for the placement, including access for construction and on-going maintenance, of any and all necessary utilities, including but not limited to electricity, water, sewer, drainage and natural gas, upon the Twenty-Four foot Easement Area as described more fully as follows:

24-Foot Utility Easement

COMMENCING at the Southeast corner of the Northwest quarter of Section 31, Township 3 South, Range 14 West, Bay County, Florida; thence North 89 degrees 40' 40" West, along the South line of said Northwest Quarter 993.10 feet to the West line of Greenwood Cemetery; thence continue along said South line North 89 degrees 40' 40" West for 1578.99 feet to the East right of way line of Frankford Avenue (having a 100 foot right of way); thence North 01 degrees 12' 57" East along said East right of way line for 960.89 feet to the Point of Beginning; thence leaving said East right of way line run South 89 degrees 40' 40" East for 248.03 feet; thence North 42 degrees 07' 52" East for 32.20 feet; thence North 89 degrees 40' 40" West for 269.12 feet to the East right of way line of Frankford Avenue (having a 100 foot Right of Way); thence South 01 degrees 12' 57" West along said East Right of Way Line for 24.00 feet to the Point of Beginning.

PARCEL 2:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH RANGE 14 WEST, BAY COUNTY, FLORIDA; THENCE N89°40'40"W ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER 993.10 FEET TO THE WEST LINE OF GREENWOOD CEMETERY AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE N89°40'40"W FOR 1055.15 FEET; THENCE N00°19'20"E FOR 48.00 FEET; THENCE

S89°40'40"E FOR 591.57 FEET; THENCE N00°19'20"E FOR 31.68 FEET; THENCE S62°59'09"E FOR 7.00 FEET; THENCE S89°15'18"E FOR 38.80 FEET; THENCE S79°44'18"E FOR 9.92 FEET; THENCE S70°13'19"E FOR 85.52 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A DELTA OF 77°15'21", RADIUS OF 30.00 FEET FOR AN ARC DISTANCE OF 40.45 FEET (CHORD BEARING N71°09'01"E FOR 37.46 FEET) TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N32°31'20"E FOR 50.28 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST; THENCE NORTHERLY ALONG SAID CURVE HAVING A DELTA OF 57°26'04", RADIUS OF 30.00 FEET FOR AN ARC DISTANCE OF 30.07 FEET (CHORD BEARING N03°48'18"E FOR 28.83 FEET) TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N24°54'43"W FOR 34.95 FEET; THENCE N08°32'45"E FOR 10.10 FEET; THENCE N15°45'29"W FOR 87.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A DELTA OF 31°45'32", RADIUS OF 30.00 FEET FOR AN ARC DISTANCE OF 16.63 FEET (CHORD BEARING N31°38'14"W FOR 16.42 FEET) TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N47°31'00"W FOR 37.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A DELTA OF 86°06'49", RADIUS OF 30.00 FEET FOR AN ARC DISTANCE OF 45.09 FEET (CHORD BEARING N04°27'35"W FOR 40.96 FEET) TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N38°35'49"E FOR 21.70 FEET; THENCE N09°04'13"E FOR 116.61 FEET TO A POINT ON A CURVE CONCAVE TO THE WEST; THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A DELTA OF 82°22'53", RADIUS OF 30.00 FEET FOR AN ARC DISTANCE OF 43.13 FEET (CHORD BEARING N38°30'36"E FOR 39.51 FEET) TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N02°40'50"W FOR 39.40 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A DELTA OF 47°13'30", RADIUS OF 30.00 FEET FOR AN ARC DISTANCE OF 24.73 FEET (CHORD BEARING N20°55'55"E FOR 24.03 FEET) TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N44°32'40"E FOR 59.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A DELTA OF 104°42'45", RADIUS OF 30.00 FEET FOR AN ARC DISTANCE OF 54.83 FEET (CHORD BEARING N07°48'43"W FOR 47.51 FEET); THENCE N22°24'20"E FOR 162.65 FEET; THENCE N05°13'40"E FOR 107.74 FEET; THENCE N07°44'04"W FOR 126.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A DELTA OF 40°08'16", RADIUS OF 30.00 FEET FOR AN ARC DISTANCE OF 21.02 FEET (CHORD BEARING N12°20'04"E FOR 20.59 FEET) TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N32°24'12"E FOR 87.03 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A DELTA OF 137°29'26", RADIUS OF 30.00 FEET FOR AN ARC DISTANCE OF 71.99 FEET (CHORD BEARING N76°44'35"E FOR 55.92 FEET) TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N07°59'52"E FOR 23.87 FEET; THENCE S80°55'41"E FOR 24.82 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A DELTA OF 70°35'51", RADIUS OF 30.00 FEET FOR AN ARC DISTANCE OF 36.96 FEET (CHORD BEARING N63°46'24"E FOR 34.67 FEET) TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N28°28'28"E FOR 36.43 FEET TO THE SOUTH CURVING RIGHT OF WAY LINE OF THE BAY LINE RAILROAD SAID CURVING RIGHT OF WAY LINE BEING CONCAVE TO THE SOUTH; THENCE SOUTHEASTERLY ALONG SAID CURVING RIGHT OF WAY LINE HAVING A DELTA OF 00°21'36", RADIUS OF 3846.36 FEET FOR AN ARC DISTANCE OF 24.18 FEET, (CHORD BEARING S62°25'07"E FOR 24.18 FEET) TO THE WEST BOUNDARY LINE OF GREENWOOD CEMETERY; THENCE S00°47'47"W ALONG SAID WEST LINE FOR 1196.51 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA; THENCE N 89°40'40" W ALONG THE SOUTH LINE OF

SAID NORTHWEST QUARTER 993.10 FEET TO THE WEST LINE OF GREENWOOD CEMETERY; THENCE CONTINUE ALONG SAID SOUTH LINE N 89°40'40" W FOR 1055.15 FEET; THENCE N 00°19'20" E FOR 48.00 FEET; THENCE S 89°40'40" E FOR 591.57 FEET; THENCE N 00°19'20" E FOR 31.68 FEET TO THE POINT OF BEGINNING; THENCE S 62°59'09" E FOR 7.00 FEET; THENCE S 89°15'18" E FOR 38.80 FEET; THENCE S 79°44'18" E FOR 9.92 FEET; THENCE S 70°13'19" E FOR 85.52 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A DELTA OF 77°15'21", RADIUS OF 30.00 FEET FOR AN ARC DISTANCE OF 40.45 FEET (CHORD BEARING N 71°09'01" E FOR 37.46 FEET) TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 32°31'20" E FOR 50.28 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST; THENCE NORTHERLY ALONG SAID CURVE HAVING A DELTA OF 57°26'04", RADIUS OF 30.00 FEET FOR AN ARC DISTANCE OF 30.07 FEET (CHORD BEARING N 03°48'18" E FOR 28.83 FEET) TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 24°54'43" W FOR 34.95 FEET; THENCE N 08°32'45" E FOR 10.10 FEET; THENCE N 15°45'29" W FOR 87.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A DELTA OF 31°45'32", RADIUS OF 30.00 FEET FOR AN ARC DISTANCE OF 16.63 FEET (CHORD BEARING N 31°38'14" W FOR 16.42 FEET) TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 47°31'00" W FOR 37.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A DELTA OF 86°06'49", RADIUS OF 30.00 FEET FOR AN ARC DISTANCE OF 45.09 FEET (CHORD BEARING N 04°27'35" W FOR 40.96 FEET) TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 38°35'49" E FOR 21.70 FEET; THENCE N 09°04'13" E FOR 116.61 FEET TO A POINT ON A CURVE CONCAVE TO THE WEST; THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A DELTA OF 82°22'53", RADIUS OF 30.00 FEET FOR AN ARC DISTANCE OF 43.13 FEET (CHORD BEARING N 38°30'36" E FOR 39.51 FEET) TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 02°40'50" W FOR 39.40 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A DELTA OF 47°13'30", RADIUS OF 30.00 FEET FOR AN ARC DISTANCE OF 24.73 FEET (CHORD BEARING N 20°55'55" E FOR 24.03 FEET) TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 44°32'40" E FOR 59.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A DELTA OF 104°42'45", RADIUS OF 30.00 FEET FOR AN ARC DISTANCE OF 54.83 FEET (CHORD BEARING N 07°48'43" W FOR 47.51 FEET); THENCE N 22°24'20" E FOR 162.65 FEET; THENCE N 05°13'40" E FOR 107.74 FEET; THENCE N 07°44'04" W FOR 126.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A DELTA OF 40°08'16", RADIUS OF 30.00 FEET FOR AN ARC DISTANCE OF 21.02 FEET (CHORD BEARING N 12°20'04" E FOR 20.59 FEET) TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 32°24'12" E FOR 87.03 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A DELTA OF 137°29'26", RADIUS OF 30.00 FEET FOR AN ARC DISTANCE OF 71.99 FEET (CHORD BEARING N 76°44'35" E FOR 55.92 FEET) TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 07°59'52" E FOR 23.87 FEET; THENCE S 80°55'41" E FOR 24.82 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A DELTA OF 70°35'51", RADIUS OF 30.00 FEET FOR AN ARC DISTANCE OF 36.96 FEET (CHORD BEARING N 63°46'24" E FOR 34.67 FEET) TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 28°28'28" E FOR 36.43 FEET TO THE SOUTH CURVING RIGHT OF WAY LINE OF THE BAY LINE RAILROAD SAID CURVING RIGHT OF WAY LINE BEING CONCAVE TO THE SOUTH; THENCE NORTHWESTERLY ALONG SAID CURVING RIGHT OF WAY LINE HAVING A DELTA OF 05°31'50", RADIUS OF 3846.36 FEET FOR AN ARC DISTANCE OF 371.27 FEET, (CHORD BEARING N 65°21'50" W FOR 371.12 FEET); THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE RUN S 32°21'43" W FOR 64.09 FEET; THENCE S 74°05'04" W FOR 33.03 FEET; THENCE N 78°39'27" W FOR 32.43 FEET; THENCE S 33°16'44" W FOR 49.76 FEET; THENCE S 24°39'08" E FOR 23.48 FEET; THENCE S 71°33'27" W FOR 25.52 FEET; THENCE S 01°07'53" W FOR 127.40 FEET; THENCE S 47°52'30" W FOR 65.95 FEET; THENCE S 13°53'21" W FOR 53.87 FEET; THENCE S 49°39'28" W FOR 42.48 FEET; THENCE S 63°12'59" W FOR 68.65 FEET; THENCE S 32°06'04" W FOR 45.43 FEET; THENCE S 64°37'13" W FOR 41.30 FEET; THENCE S 86°17'52" W FOR 50.89 FEET; THENCE S 62°10'15" W FOR 79.06 FEET; THENCE S 76°47'13" W FOR 65.44 FEET; THENCE S 24°12'54" W FOR 63.84 FEET; THENCE S 63°27'12" W FOR 66.69 FEET; THENCE S 04°13'07" E FOR 43.62 FEET; THENCE S 67°29'42" W FOR 49.37 FEET; THENCE S 13°09'19" W FOR 83.43 FEET; THENCE S 15°21'37" E FOR 42.51 FEET; THENCE S 06°13'29" W FOR 37.70 FEET; THENCE S 18°00'42"

E FOR 52.77 FEET; THENCE S 33°06'34" E FOR 221.11 FEET; THENCE S 88°53'19" E FOR 35.36 FEET; THENCE S 47°44'36" E FOR 175.68 FEET; THENCE S 76°41'03" E FOR 144.72 FEET; THENCE S 62°59'09" E FOR 133.87 FEET TO THE POINT OF BEGINNING.

AND

Commencing at the Southeast corner of the Northwest quarter of Section 31, Township 3 South, Range 14 West, Bay County, Florida; thence North 89 degrees 40' 40" West, along the South line of said Northwest quarter 993.10 feet to the West line of Greenwood Cemetery and the Point of Beginning; thence continue North 89 degrees 40' 40" West for 1178.99 feet; thence North 01 degrees 12' 57" East for 200.00 feet; thence North 89 degrees 40' 40" West for 400.00 feet to the East right of way line of Frankford Avenue (having a 100 foot right of way); thence North 01 degrees 12' 57" East along said right of way line for 100.01 feet; thence South 89 degrees 40' 40" East for 248.03 feet; thence North 01 degrees 12' 57" East for 660.88 feet; thence North 42 degrees 07' 52" East for 383.00 feet; thence North 79 degrees 25' 51" East for 244.95 feet; thence North 88 degrees 40' 46" East for 136.58 feet; thence South 65 degrees 16' 55" East for 213.66 feet; thence North 01 degrees 07' 53" East for 202.54 feet to the South right of way line of Bay Line Railroad, said right of way line being concave to the south and having a radius of 3769.72 feet; thence Easterly along said curving right of way line for an arc distance of 80.25 feet, said arc having a chord of 80.25 feet; bearing South 70 degrees 02' 20" East to a point on a curve in said South right of way line concave to the South and having a radius of 3846.36 feet; thence Easterly along said curving right of way line for an arc distance of 460.55 feet, said arc having a chord of 460.28 feet; bearing South 65 degrees 40' 08" East to the West line of Greenwood Cemetery; thence South 00 degrees 47' 47" West along the West line of Greenwood Cemetery for 1196.51 feet to the Point of Beginning.

Subject to a drainage easement to the City of Panama City over the following parcel: Commence at the Southwest corner of the Southwest quarter of the Northwest quarter of Section 31, Township 3 South, Range 14 West; thence South 89 degrees 40' 40" East, along the South line of said Southwest quarter of the Northwest quarter, 600 feet; thence North 00 degrees 19' 20" East, 33 feet to the North right of way line of 19th Street and the Point of Beginning; thence continue North 00 degrees 19' 20" East, 15 feet; thence South 89 degrees 40' 40" East, 600 feet, thence South 00 degrees 19' 20" West, 15 feet; thence North 89 degrees 40' 40" West, 600 feet to the Point of Beginning. ALSO subject to a Drainage Easement to the City of Panama City over the Northerly 30 feet of land first above described, being the 30 feet of said land adjacent to said South right of way line of said Railroad Spur Line.

LESS AND EXCEPT THE FOLLOWING THREE PARCELS:

PARCEL 1:

Commencing at the Southeast corner of the Northwest quarter of Section 31, Township 3 South, Range 14 West, Bay County, Florida; thence North 89 degrees 40' 40" West, along the South line of said Northwest quarter 993.10 feet to the West line of Greenwood Cemetery; thence continue along said South line North 89 degrees 40' 40" West for 1055.15 feet to the Point of Beginning; thence continue along said South line North 89 degrees 40' 40" West for 123.84 feet; thence North 01 degrees 12' 57" East for 200.00 feet; thence North 89 degrees 40' 40" West for 400.00 feet to the East right of way line of Frankford Avenue (having a 100 foot right of way) thence North 01 degrees 12' 57" East along said right of way line for 100.01 feet; thence leaving said East right of way line run South 89 degrees 40' 40" East for 248.03 feet; thence North 01 degrees 12' 57" East for 660.88 feet; thence North 42 degrees 07' 52" East for 383.00 feet; thence North 79 degrees 25' 51" East for 244.95 feet; thence North 88 degrees 40' 46" East for 136.58 feet; thence South 65 degrees 16' 55" East for 213.66 feet; thence South 01 degrees 07' 53" West for 103.86 feet; thence South 47 degrees 52' 30" West for 65.95 feet; thence South 13 degrees 53' 21" West for 53.87 feet; thence South 49 degrees 39' 28" West for 42.48 feet; thence South 63 degrees 12' 59" West for 68.65 feet; thence South 32 degrees 06' 04" West for 45.43 feet; thence South 64 degrees 37' 13" West for 41.30 feet; thence South 86 degrees 17' 52" West for 50.89 feet; thence South 62 degrees 10' 15" West for 79.06 feet; thence South 76 degrees 47' 13" West for 65.44 feet; thence South 24 degrees

12' 54" West for 63.84 feet; thence South 63 degrees 27' 12" West for 66.69 feet; thence South 04 degrees 13' 07" East for 43.62 feet; thence South 67 degrees 29' 42" West for 49.37 feet; thence South 13 degrees 09' 19" West for 83.43 feet; thence South 15 degrees 21' 37" East for 42.51 feet; thence South 06 degrees 13' 29" West for 37.70 feet; thence South 18 degrees 00' 42" East for 52.77 feet; thence South 33 degrees 06' 34" East for 221.11 feet; thence South 88 degrees 53' 19" East for 35.36 feet; thence South 47 degrees 44' 36" East for 175.68 feet; thence South 76 degrees 41' 03" East for 144.72 feet; thence South 62 degrees 59' 09" East for 133.87 feet; thence South 00 degrees 19' 20" West for 31.68 feet; thence North 89 degrees 40' 40" West for 591.57 feet; thence South 00 degrees 19' 20" West for 48.00 feet to the Point of Beginning.

ALSO INCLUDING an easement for the placement, including access for construction and on-going maintenance, of any and all necessary utilities, including but not limited to electricity, water, sewer, drainage and natural gas, upon the Twenty-Four foot Easement Area as described more fully as follows:

24-Foot Utility Easement

COMMENCING at the Southeast corner of the Northwest quarter of Section 31, Township 3 South, Range 14 West, Bay County, Florida; thence North 89 degrees 40' 40" West, along the South line of said Northwest Quarter 993.10 feet to the West line of Greenwood Cemetery; thence continue along said South line North 89 degrees 40' 40" West for 1578.99 feet to the East right of way line of Frankford Avenue (having a 100 foot right of way); thence North 01 degrees 12' 57" East along said East right of way line for 960.89 feet to the Point of Beginning; thence leaving said East right of way line run South 89 degrees 40' 40" East for 248.03 feet; thence North 42 degrees 07' 52" East for 32.20 feet; thence North 89 degrees 40' 40" West for 269.12 feet to the East right of way line of Frankford Avenue (having a 100 foot Right of Way); thence South 01 degrees 12' 57" West along said East Right of Way Line for 24.00 feet to the Point of Beginning.

PARCEL 2:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA; THENCE N89°40'40"W ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER 993.10 FEET TO THE WEST LINE OF GREENWOOD CEMETERY AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE N89°40'40"W FOR 1055.15 FEET; THENCE N00°19'20"E FOR 48.00 FEET; THENCE S89°40'40"E FOR 591.57 FEET; THENCE N00°19'20"E FOR 31.68 FEET; THENCE S62°59'09"E FOR 7.00 FEET; THENCE S89°15'18"E FOR 38.80 FEET; THENCE S79°44'18"E FOR 9.92 FEET; THENCE S70°13'19"E FOR 85.52 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A DELTA OF 77°15'21", RADIUS OF 30.00 FEET FOR AN ARC DISTANCE OF 40.45 FEET (CHORD BEARING N71°09'01"E FOR 37.46 FEET) TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N32°31'20"E FOR 50.28 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST; THENCE NORTHERLY ALONG SAID CURVE HAVING A DELTA OF 57°26'04", RADIUS OF 30.00 FEET FOR AN ARC DISTANCE OF 30.07 FEET (CHORD BEARING N03°48'18"E FOR 28.83 FEET) TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N24°54'43"W FOR 34.95 FEET; THENCE N08°32'45"E FOR 10.10 FEET; THENCE N15°45'29"W FOR 87.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A DELTA OF 31°45'32", RADIUS OF 30.00 FEET FOR AN ARC DISTANCE OF 16.63 FEET (CHORD BEARING N31°38'14"W FOR 16.42 FEET) TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N47°31'00"W FOR 37.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A DELTA OF 86°06'49", RADIUS OF 30.00 FEET FOR AN ARC DISTANCE OF 45.09 FEET (CHORD BEARING N04°27'35"W FOR 40.96 FEET) TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N38°35'49"E FOR 21.70 FEET; THENCE N09°04'13"E FOR 116.61 FEET TO A POINT ON A CURVE CONCAVE TO THE WEST; THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A DELTA OF 82°22'53", RADIUS OF 30.00 FEET FOR AN ARC DISTANCE OF 43.13 FEET (CHORD BEARING N38°30'36"E FOR 39.51 FEET) TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N02°40'50"W FOR 39.40 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY ALONG SAID

CURVE HAVING A DELTA OF 47°13'30", RADIUS OF 30.00 FEET FOR AN ARC DISTANCE OF 24.73 FEET (CHORD BEARING N20°55'55"E FOR 24.03 FEET) TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N44°32'40"E FOR 59.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A DELTA OF 104°42'45", RADIUS OF 30.00 FEET FOR AN ARC DISTANCE OF 54.83 FEET (CHORD BEARING N07°48'43"W FOR 47.51 FEET); THENCE N22°24'20"E FOR 162.65 FEET; THENCE N05°13'40"E FOR 107.74 FEET; THENCE N07°44'04"W FOR 126.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A DELTA OF 40°08'16", RADIUS OF 30.00 FEET FOR AN ARC DISTANCE OF 21.02 FEET (CHORD BEARING N12°20'04"E FOR 20.59 FEET) TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N32°24'12"E FOR 87.03 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A DELTA OF 137°29'26", RADIUS OF 30.00 FEET FOR AN ARC DISTANCE OF 71.99 FEET (CHORD BEARING N76°44'35"E FOR 55.92 FEET) TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N07°59'52"E FOR 23.87 FEET; THENCE S80°55'41"E FOR 24.82 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A DELTA OF 70°35'51", RADIUS OF 30.00 FEET FOR AN ARC DISTANCE OF 36.96 FEET (CHORD BEARING N63°46'24"E FOR 34.67 FEET) TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N28°28'28"E FOR 36.43 FEET TO THE SOUTH CURVING RIGHT OF WAY LINE OF THE BAY LINE RAILROAD SAID CURVING RIGHT OF WAY LINE BEING CONCAVE TO THE SOUTH; THENCE SOUTHEASTERLY ALONG SAID CURVING RIGHT OF WAY LINE HAVING A DELTA OF 00°21'36", RADIUS OF 3846.36 FEET FOR AN ARC DISTANCE OF 24.18 FEET, (CHORD BEARING S62°25'07"E FOR 24.18 FEET) TO THE WEST BOUNDARY LINE OF GREENWOOD CEMETERY; THENCE S00°47'47"W ALONG SAID WEST LINE FOR 1196.51 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA; THENCE N 89°40'40" W ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER 993.10 FEET TO THE WEST LINE OF GREENWOOD CEMETERY; THENCE CONTINUE ALONG SAID SOUTH LINE N 89°40'40" W FOR 1055.15 FEET; THENCE N 00°19'20" E FOR 48.00 FEET; THENCE S 89°40'40" E FOR 591.57 FEET; THENCE N 00°19'20" E FOR 31.68 FEET TO THE POINT OF BEGINNING; THENCE S 62°59'09" E FOR 7.00 FEET; THENCE S 89°15'18" E FOR 38.80 FEET; THENCE S 79°44'18" E FOR 9.92 FEET; THENCE S 70°13'19" E FOR 85.52 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A DELTA OF 77°15'21", RADIUS OF 30.00 FEET FOR AN ARC DISTANCE OF 40.45 FEET (CHORD BEARING N 71°09'01" E FOR 37.46 FEET) TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 32°31'20" E FOR 50.28 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST; THENCE NORTHERLY ALONG SAID CURVE HAVING A DELTA OF 57°26'04", RADIUS OF 30.00 FEET FOR AN ARC DISTANCE OF 30.07 FEET (CHORD BEARING N 03°48'18" E FOR 28.83 FEET) TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 24°54'43" W FOR 34.95 FEET; THENCE N 08°32'45" E FOR 10.10 FEET; THENCE N 15°45'29" W FOR 87.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A DELTA OF 31°45'32", RADIUS OF 30.00 FEET FOR AN ARC DISTANCE OF 16.63 FEET (CHORD BEARING N 31°38'14" W FOR 16.42 FEET) TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 47°31'00" W FOR 37.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A DELTA OF 86°06'49", RADIUS OF 30.00 FEET FOR AN ARC DISTANCE OF 45.09 FEET (CHORD BEARING N 04°27'35" W FOR 40.96 FEET) TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 38°35'49" E FOR 21.70 FEET; THENCE N 09°04'13" E FOR 116.61 FEET TO A POINT ON A CURVE CONCAVE TO THE WEST; THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A DELTA OF 82°22'53", RADIUS OF 30.00 FEET FOR AN ARC DISTANCE OF 43.13 FEET (CHORD BEARING N 38°30'36" E FOR 39.51 FEET) TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 02°40'50" W FOR 39.40 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A DELTA OF 47°13'30", RADIUS OF 30.00 FEET FOR AN ARC DISTANCE OF 24.73 FEET (CHORD BEARING N 20°55'55" E FOR 24.03 FEET) TO THE POINT OF

TANGENCY OF SAID CURVE; THENCE N 44°32'40" E FOR 59.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A DELTA OF 104°42'45", RADIUS OF 30.00 FEET FOR AN ARC DISTANCE OF 54.83 FEET (CHORD BEARING N 07°48'43" W FOR 47.51 FEET); THENCE N 22°24'20" E FOR 162.65 FEET; THENCE N 05°13'40" E FOR 107.74 FEET; THENCE N 07°44'04" W FOR 126.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A DELTA OF 40°08'16", RADIUS OF 30.00 FEET FOR AN ARC DISTANCE OF 21.02 FEET (CHORD BEARING N 12°20'04" E FOR 20.59 FEET) TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 32°24'12" E FOR 87.03 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A DELTA OF 137°29'26", RADIUS OF 30.00 FEET FOR AN ARC DISTANCE OF 71.99 FEET (CHORD BEARING N 76°44'35" E FOR 55.92 FEET) TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 07°59'52" E FOR 23.87 FEET; THENCE S 80°55'41" E FOR 24.82 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A DELTA OF 70°35'51", RADIUS OF 30.00 FEET FOR AN ARC DISTANCE OF 36.96 FEET (CHORD BEARING N 63°46'24" E FOR 34.67 FEET) TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 28°28'28" E FOR 36.43 FEET TO THE SOUTH CURVING RIGHT OF WAY LINE OF THE BAY LINE RAILROAD SAID CURVING RIGHT OF WAY LINE BEING CONCAVE TO THE SOUTH; THENCE NORTHWESTERLY ALONG SAID CURVING RIGHT OF WAY LINE HAVING A DELTA OF 05°31'50", RADIUS OF 3846.36 FEET FOR AN ARC DISTANCE OF 371.27 FEET, (CHORD BEARING N 65°21'50" W FOR 371.12 FEET); THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE RUN S 32°21'43" W FOR 64.09 FEET; THENCE S 74°05'04" W FOR 33.03 FEET; THENCE N 78°39'27" W FOR 32.43 FEET; THENCE S 33°16'44" W FOR 49.76 FEET; THENCE S 24°39'08" E FOR 23.48 FEET; THENCE S 71°33'27" W FOR 25.52 FEET; THENCE S 01°07'53" W FOR 127.40 FEET; THENCE S 47°52'30" W FOR 65.95 FEET; THENCE S 13°53'21" W FOR 53.87 FEET; THENCE S 49°39'28" W FOR 42.48 FEET; THENCE S 63°12'59" W FOR 68.65 FEET; THENCE S 32°06'04" W FOR 45.43 FEET; THENCE S 64°37'13" W FOR 41.30 FEET; THENCE S 86°17'52" W FOR 50.89 FEET; THENCE S 62°10'15" W FOR 79.06 FEET; THENCE S 76°47'13" W FOR 65.44 FEET; THENCE S 24°12'54" W FOR 63.84 FEET; THENCE S 63°27'12" W FOR 66.69 FEET; THENCE S 04°13'07" E FOR 43.62 FEET; THENCE S 67°29'42" W FOR 49.37 FEET; THENCE S 13°09'19" W FOR 83.43 FEET; THENCE S 15°21'37" E FOR 42.51 FEET; THENCE S 06°13'29" W FOR 37.70 FEET; THENCE S 18°00'42" E FOR 52.77 FEET; THENCE S 33°06'34" E FOR 221.11 FEET; THENCE S 88°53'19" E FOR 35.36 FEET; THENCE S 47°44'36" E FOR 175.68 FEET; THENCE S 76°41'03" E FOR 144.72 FEET; THENCE S 62°59'09" E FOR 133.87 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"

Permitted Exceptions

1. All taxes and assessments for the year 2022 and subsequent years, which are a lien not yet due and payable.
2. Drainage Easement to the City of Panama City in Warranty Deed recorded in Book 435, Page 180.
3. Land Use Restriction Agreement recorded in Book 2315, Page 1989 and re-recorded in Book 2316, Page 2229 and re-recorded in Book 2349, Page 1970, First Amendment to Land Use Restriction Agreement and Subordination in Book 3651, Page 655 and Assignment and Assumption of and Second Amendment to Land Use Restriction Agreement recorded in Book 4305, Page 224 (as to Parcel 1)
4. Land Use Restriction Agreement recorded in Book 2633, Page 710, First Amendment to Land Use Restriction Agreement and Subordination in Book 3741, Page 323 and Assignment and Assumption of and Second Amendment to Land Use Restriction Agreement recorded in Book 4305, Page 256. (as to Parcel 2).
5. Land Use Restriction Agreement recorded in Book 2634, Page 2193, First Amendment to and Subordination Agreement of Existing Land Use Restriction Agreement in Book 3741, Page 338 and Assignment and Assumption of and Second Amendment to Land Use Restriction Agreement recorded in Book 4305, Page 286. (as to Parcel 2).
6. Extended Low-Income Housing Agreement recorded in Book 2499, Page 1311, First Amendment to and Subordination Agreement of Existing Extended Low-Income Housing Agreement in Book 3651, Page 647 and Assignment and Assumption of and Second Amendment to Extended Low-Income Housing Agreement recorded in Book 4305, Page 241 (as to Parcel 1).
7. Extended Low-Income Housing Agreement recorded in Book 2825, Page 1828 and re-recorded in Book 2885, Page 651, First Amendment to and Subordination Agreement of Existing Extended Low-Income Housing Agreement in Book 3741, Page 310 and Assignment and Assumption of and Second Amendment to Extended Low-Income Housing Agreement recorded in Book 4305, Page 272. (as to Parcel 2).
8. Easement granted to Gulf Power Company by instrument recorded in Book 2284, Page 219 (as to Parcel 1).
9. Grant of Easement recorded in Book 4473, Page 1807.
10. The rights of tenants, as tenants only, occupying all or part of the insured land under unrecorded leases or rental agreements with no options to purchase or rights of first refusal in favor of said tenants.

11. Conservation Easement Deeds recorded in Book 2511, Page 1936 and Book 2511, Page 1942, and Addendum recorded in Book 3651, Page 676.
12. Riparian and/or littoral rights.
13. Title to any part of the land lying below the ordinary high water mark of any abutting natural body of water.