

Prepared By: Pat Diamond
Diamond Title Agency, Inc.
File #: 23-40757
Parcel ID #: 40000-950-057

WARRANTY DEED
(CORPORATE)

This **WARRANTY DEED**, dated March 31, 2023 by

Pacific Premier Trust, f/k/a Pensco Trust Company, FBO Linda L. Pineda IRA
whose post office address is 2452 Barrett Station Road Ballwin, Missouri 63021
hereinafter called the **GRANTOR**, to

Tidewater 703, LLC, a Florida limited liability company
whose post office address is 4136 North Prospect Avenue, Shorewood, Wisconsin 53211
hereinafter called the **GRANTEE**:

(Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in Bay County, Florida, viz:

Unit 703 and Commercial Linen Storage Unit on the 7th Floor, Tidewater Beach 1, a Condominium together with an undivided interest in the common elements for each unit according to the Declaration of Condominium thereof recorded in Official Record Book 2851, Page 1010, as amended and restated in Official Records Book 2973, Page 1604 of the Public Records of Bay County, Florida.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year **2023** and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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 except as above noted, 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 whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED , SEALED & DELIVERED

IN THE PRESENCE OF:

Madhavib. psh

Witness #1
Madhavi Khanolkar

Witness #1 Print Name
Madhavi Khanolkar

Witness #2
Conner Smith

Witness #2 Print Name:

State of Missouri

County of St. Louis

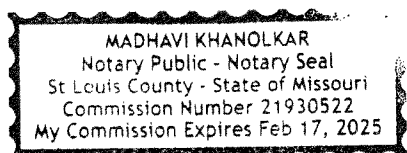
**Pacific Premier Trust, f/k/a Pensco Trust Company,
FBO Linda L. Pineda IRA**

By: Linda L. Pineda

Linda L. Pineda
Its: Authorized Signer

THE FOREGOING INSTRUMENT was acknowledged before me by means of (X) physical presence of () online notarization, on March 30th, 2023 by Linda L. Pineda as Authorized Signer of Pacific Premier Trust, f/k/a Pensco Trust Company, FBO Linda L. Pineda IRA on behalf of the corporation. She is personally known to me or who produced Driver's License as identification.

(Notary Seal)



psh

Notary Public

My Commission Expires: 02/17/2025



PACIFIC PREMIER TRUST

A Division of Pacific Premier Bank

APPOINTMENT OF AGENT WITH RESPECT TO REAL ESTATE SALE

PACIFIC PREMIER BANK, acting through its division, PACIFIC PREMIER TRUST ("PPT") is the custodian of the Individual Retirement Account numbered [REDACTED] ("Account") and held for the benefit of Linda L Pineda ("Agent").

Pacific Premier Trust, acting in its capacity as custodian of the account, hereby appoints Agent as its agent with authority to act on behalf of the custodial account with respect to the sale of the following real property: 16819 Front Beach Rd Unit 703. This appointment carries with it the authority for Agent, acting not in his or her individual capacity, but solely in his or her capacity as agent on behalf of PPT with respect to the Account, to take any action and to execute such documents that Agent deems appropriate or necessary to close the real estate sale by the Account.

Hailey S
PPT Authorized Signer - Signature

Hailey Such
PPT Authorized Signer - Print Name

3/16/23
Date

Pacific Premier Trust
A Division of Pacific Premier Bank
By: Hailey Such
It's: Authorized Signatory

Linda L Pineda
Client/Agent Acceptance Signature

LINDA L Pineda
Client/Agent Printed Name

3/24/2023
Date

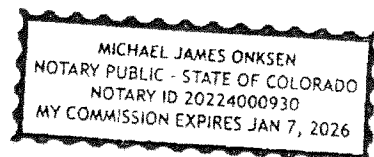
STATE OF COLORADO
COUNTY OF DENVER

I hereby certify that on this 16 day of March, 2023 the foregoing was signed under oath before me by Hailey Such as a duly authorized officer of Pacific Premier Trust, a division of Pacific Premier Bank.

Witness my hand and official seal.
Notary Public

[SEAL]

My commission expires: Jan 7, 2026



1801 California, Suite 800, Denver, CO 80202

pacificpremiertrust.com

A Pacific Premier Bancorp, Inc. Company (NASDAQ: PPB1)