

Prepared by and return to:

Darlene Melvin
Cornerstone Title Agency, Inc.
2424 Jenks Ave.
Panama City, FL 32405

File Number: **2311855**

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Warranty Deed

This Warranty Deed made this **21st day of April, 2023**, between **Barbara Cook Thomas and William H. Thomas, husband and wife** whose post office address is **11530 Hwy 77, Southport, FL 32409**, grantor, and **Osprey Point Village II LLC, a Delaware limited liability company** whose post office address is **C/O Foundation Capital Partners, 1111 Brickell Avenue, 10th Floor, Miami, FL 33131**, 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 of 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 the **Bay County, Florida**, to-wit:

A PARCEL OF LAND LYING WITHIN A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 14 WEST, BAY COUNTY FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA, THENCE NORTH 88 DEGREES 33 MINUTES 23 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 32 FOR 388.09 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE NORTH 88 DEGREES 33 MINUTES 23 SECONDS WEST ALONG SAID SOUTH LINE FOR 541.17 FEET TO THE EAST RIGHT OF WAY LINE OF STATE ROAD NO. 77; THENCE NORTH 24 DEGREES 37 MINUTES 57 SECONDS WEST ALONG SAID EAST RIGHT OF WAY LINE FOR 184.38 FEET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE NORTH 65 DEGREES 26 MINUTES 12 SECONDS EAST FOR 69.67 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 144.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 46.92 FEET; THE CHORD OF SAID ARC BEARING NORTH 74 DEGREES 44 MINUTES 31 SECONDS EAST FOR 46.71 FEET; THENCE NORTH 84 DEGREES 04 MINUTES 36 SECONDS EAST FOR 31.07 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 219.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 30.14 FEET; THE CHORD OF SAID ARC BEARING NORTH 88 DEGREES 01 MINUTES 10 SECONDS EAST FOR 30.12 FEET; THENCE SOUTH 88 DEGREES 20 MINUTES 33 SECONDS EAST FOR 130.85 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 186.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 86.14 FEET; THE CHORD OF SAID ARC BEARING SOUTH 75 DEGREES 04 MINUTES 30 SECONDS EAST FOR 85.37 FEET; THENCE SOUTH 61 DEGREES 48 MINUTES 27 SECONDS EAST FOR 269.20 FEET; THENCE SOUTH 01 DEGREES 39 MINUTES 27 SECONDS WEST FOR 73.82 FEET TO THE POINT OF BEGINNING.

Parcel Identification Number: 07572-000-000

The grantors herein affirm that they remained continuously married to each other without interruption of divorce from prior to acquisition of title to the above land through the execute of this deed.

Subject to all reservations, covenants, conditions, restrictions, and easements of record and to all applicable zoning ordinances and/or restrictions 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 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; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022.

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:

Whitney Dillingham
Witness Name: Whitney Dillingham

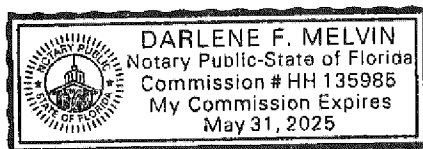
Barbara Cook Thomas
Barbara Cook Thomas

Darlene F. Melvin
Witness Name: Darlene F. Melvin

William H. Thomas
William H. Thomas

STATE OF FLORIDA
COUNTY OF Bay

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21st day of April, 2023, by Barbara Cook Thomas and William H. Thomas, husband and wife.



Darlene F. Melvin
(Signature of Notary Public - State of Florida)

Darlene F. Melvin

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification

Type of Identification Produced Dr. Kren