

This Instrument prepared by and return to:

Watersound Closings & Escrow, LLC
274 Serenoa Road, Suite 1B
Santa Rosa Beach, Florida 32459

Note to Recorder: The consideration paid on the deed is \$1,637,500.00 and documentary stamp taxes in the amount of \$11,462.50 are being paid as required pursuant to Section 201.02, Florida Statutes.

SPECIAL WARRANTY DEED

For good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the undersigned, **BREAKFAST POINT, LLC**, a Florida limited liability company ("Grantor"), whose address is 130 Richard Jackson Boulevard, Suite 200, Panama City Beach, Florida 32407, hereby grants to **NWFL LAND HOLDINGS, LLC**, a Florida limited liability company, whose address is 400 South Arnold Road, Panama City Beach, Florida 32413 ("Grantee"), that certain real property situated in Bay County, Florida, more particularly described as follows (the "Land").

Lot (s) 140-146, Lot (s) 170-180, Lot (s) 213-214 and Lot (s) 217-221, Breakfast Point East, Phase 1-C, according to the map or plat thereof, as recorded in Plat Book 29, Page(s) 85 through 90, of the Public Records of Bay County, Florida.

TOGETHER WITH all improvements, easements, rights, liberties, privileges, hereditaments, remainders, rents, issues, profits and royalties therefrom in anywise belonging to Grantor, subject to the matters and rights noted herein.

SUBJECT TO: All general and special real property taxes and other assessments (including all subsequent assessments for prior years due to changes in the use or ownership, or both), reservations in patents, water rights, claims or titles to water and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, and other matters of record or to which reference is made in the public record, zoning and other regulatory laws and ordinances affecting the Land, and such matters which a current accurate survey and an inspection of the Land would reveal.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that it is lawfully seized of the Land hereby conveyed in fee simple; that it has good right and lawful authority to sell and convey said Land; that it hereby specially warrants the title to said Land and will defend the same against the lawful claims of any persons claiming by, through or under the said Grantor and no others, subject to the matters set forth above.

IN WITNESS WHEREOF, Grantor has caused these presents to be signed in its name by its proper officers, and its corporate seal to be affixed, the day and year first above written.

Signed, sealed and delivered in the presence of:

GRANTOR:

Donna M. Whittemore
Signature of Witness

BREAKFAST POINT, LLC,
a Florida limited liability company

By: *Bridget Precise*
Bridget Precise, President

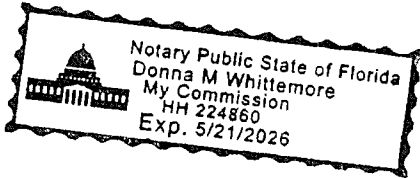
Donna M. Whittemore
Print Name of Witness

Marilyn M. [unclear]
Signature of Witness

Marilyn M. [unclear]
Print Name of Witness

STATE OF FLORIDA :
COUNTY OF WALTON : SS.

The foregoing instrument was acknowledged before me by means of physical presence this 29 day of June, 2023 by Bridget Precise, as President of Breakfast Point, LLC, a Florida limited liability company. She is personally known to me and who did take an oath.



Donna M. Whittemore
Signature of Notary

Printed Name of Notary

Commission Number