

Prepared by:
Brian A. Block, Esq.
Providence Title Company, LLC
1449 SW 74th Drive, Suite 200
Gainesville, FL 32607

Parcel 176.1
Item/Segment No. 2179103
Managing District 3
S.R. No. 75 (US 231)
County Bay

WARRANTY DEED

THIS INDENTURE is made and executed this 27th day of June, 2023, by **Concept Development, Inc.**, a Florida corporation whose post office address is 1449 SW 74th Drive, Suite 200, Gainesville, FL 32607, hereinafter called the "Grantor", to the State of Florida Department of Transportation, whose address is 1074 Highway 90, Chipley, FL 32428 hereinafter called the "Grantee."

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same).

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars, (\$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, to-wit:

See **Exhibit "A"** attached hereto and incorporated herein by reference.

Parcel Identification Number: 05856-010-000 (a portion of).

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 tenements, hereditaments and appurtenances thereto belonging or in any way 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; that said land is free of all encumbrances except taxes accruing subsequent to 2022.

That the land described herein is not the homestead of the Grantor, and neither the Grantor nor the Grantor's spouse, nor anyone for whose support the Grantor is responsible, resided on or adjacent to said land.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness: [Signature]

CONCEPT DEVELOPMENT, INC.,
a Florida corporation

Printed Name: Enzo Pockett

Witness: [Signature]

By: [Signature]
James Buck, C.F.O.

Printed Name: Rebecca Jackson

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of physical presence or by online notary on this 27th day of June, 2023 by James Buck, as C.F.O. of Concept Development, Inc., a Florida corporation, on behalf of said corporation, who is personally known to me or who has produced _____ as identification.



JENNIFER MARIE TUCKER
Commission # HH 034277
Expires December 19, 2024
Bonded Thru Budget Notary Services

[Notary Stamp]

[Signature]

Notary Print Name: **Jennifer M. Tucker**
Notary Public – State of Florida
Commission No.: HH 034277
My Commission Expires: 12/19/2024

EXHIBIT "A"
Legal Description

A PARCEL OF LAND LYING WITHIN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 13 WEST, BAY COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 13 WEST, BAY COUNTY, FLORIDA; THENCE NORTH 89 DEGREES 13 MINUTES 55 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 8 FOR 502.21 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 231, BEING 120 FEET NORTHWESTERLY OF THE ORIGINAL CENTERLINE OF SAID U.S. HIGHWAY 231; THENCE SOUTH 51 DEGREES 18 MINUTES 34 SECONDS WEST ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE FOR 1882.16 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE SOUTH 51 DEGREES 18 MINUTES 34 SECONDS WEST ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE FOR 239.85 FEET TO THE EAST RIGHT OF WAY LINE OF JULIE DRIVE (60-FOOT RIGHT OF WAY); THENCE NORTH 00 DEGREES 50 MINUTES 10 SECONDS EAST ALONG SAID EAST RIGHT OF WAY LINE FOR 44.08 FEET; THENCE NORTH 51 DEGREES 18 MINUTES 34 SECONDS EAST ALONG A LINE LOCATED 34.00 FEET NORTH OF AND PARALLEL WITH SAID NORTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 231 FOR 239.85 FEET; THENCE SOUTH 00 DEGREES 50 MINUTES 10 SECONDS WEST FOR 44.08 FEET TO THE POINT OF BEGINNING.