

THIS INSTRUMENT PREPARED BY:
McGill Escrow & Title
ROBERT E. MCGILL, III
36008 Emerald Coast Pkwy Ste 301-A
Destin, FL 32541
File No.: 13670

Property Appraisers Tax I.D. Number:
29639-000-000 & 29640-000-000

SPACE ABOVE FOR RECORDING DATA

18.50

WARRANTY DEED

THIS WARRANTY DEED made the 26th day of July, 2023 by **PARESHKUMAR C. PATEL**, hereinafter called the grantor, whose address is: 39 Jack Drive, Quincy, Florida 32352 to **PC CHASTAIN DEVELOPMENT LLC, A GEORGIA LIMITED LIABILITY COMPANY**, hereinafter called the grantee, whose address is: 1145 Mountain Ivy Drive, Roswell, Georgia 30075.

(Wherever 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)

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:

Legal Description: Exhibit "A" attached hereto and by this reference made a part hereof.

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

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, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

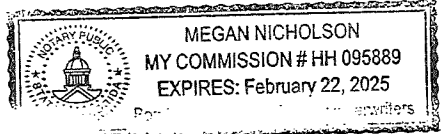
1) Santos Ramirez Santos Ramirez - Witness
2) Cynthia P. Jackson Cynthia P. Jackson - Witness

Pareshkumar C. Patel Pareshkumar C. Patel - Seller
Pareshkumar C. Patel Pareshkumar C. Patel - Seller

STATE OF FLORIDA
COUNTY OF Gadsden

The foregoing instrument was acknowledged before me by means of { } physical presence or { } online notarization this 29 day of July, 2023, by **PARESHKUMAR C. PATEL**,

who is/are personally known to me, or
 who has/have produced FL Driver License as identification.



Megan Nicholson
NOTARY PUBLIC
Print Name: Megan Nicholson
My Commission expires: February 22, 2025

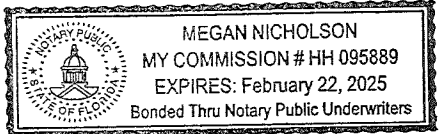


Exhibit "A"

LOT 1, 2, 3, 4 AND 5, IN BLOCK 1, IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 15 WEST, ACCORDING TO THE PLAT OF ST. ANDREW BAY RAILROAD LAND AND MINING CO. RECORDED IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA. LESS AND EXCEPT PORTIONS OF SAID LOTS CONVEYED TO THE STATE OF FLORIDA IN DEED BOOK 85, PAGE 315, DEED BOOK 167, PAGE 463, DEED BOOK 167, PAGE 465, AND DEED BOOK 167, PAGE 467.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 1/2" IRON ROD & CAP No. LB 6783 AT THE INTERSECTION OF THE EAST RIGHT OF WAY OF CLAY AVENUE AND THE SOUTH RIGHT OF WAY OF 15TH STREET; THENCE SOUTH 89°09'45" EAST ALONG THE SOUTH RIGHT OF WAY OF SAID 15TH STREET FOR A DISTANCE OF 136.29 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°09'45" EAST ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 131.14 FEET TO THE INTERSECTION OF SAID SOUTH RIGHT OF WAY LINE AND THE WEST RIGHT OF WAY LINE OF FRANKFORD AVENUE; THENCE SOUTH 00°34'40" WEST ALONG SAID WEST RIGHT OF WAY LINE FOR A DISTANCE OF 314.06 FEET; THENCE NORTH 89°07'03" WEST, FOR A DISTANCE OF 133.31 FEET; THENCE NORTH 00°59'22" EAST, FOR A DISTANCE OF 313.95 FEET TO THE POINT OF BEGINNING.