

This instrument prepared with no
opinion of title given or requested
by: G. Douglas Moore, Jr.
The Panhandle Group, LLC
Post Office Box 19
Panama City, Florida 32402-0019
FN: L.24.113

Quit Claim Deed

Made this 9th day of April, 2024, by **DJ Enterprises of Panama City, Inc., a Florida corporation**, whose post office address is: **P.O. Box 20275, Panama City Beach, FL 32417-0275**, hereinafter called the Grantor, to **Tyndall Station, LLC, a Florida limited liability company**, whose post office address is: **120 E 23rd Street, Panama City, FL 32405**, hereinafter called the Grantee:

Witnesseth, that the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to, all that certain land situate in Bay County, Florida, to-wit:

**See attached Exhibit "A"
for legal description and sketch of description**

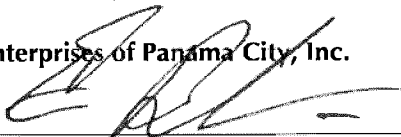
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.


In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

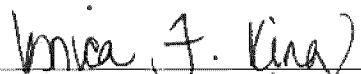
Signed, sealed and delivered in our presence:

DJ Enterprises of Panama City, Inc.



Eric Baker, President


Witness Printed Name: Timothy J. Sloan
Address: 427 MCKENZIE AVE
PANAMA CITY, FLORIDA


Witness Printed Name: Jessica F. King
Address: 427 McKenzie Ave.
Panama City, Florida

**STATE OF FLORIDA
COUNTY OF BAY**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 9th day of April, 2024, by **Eric Baker**, as President of DJ Enterprises of Panama City, Inc, on behalf of the corporation. Who is personally known to me or has produced _____ as identification.

Witness by hand and official seal.

Jannica F. King
Notary Public:



My Commission Expires:

Exhibit "A"

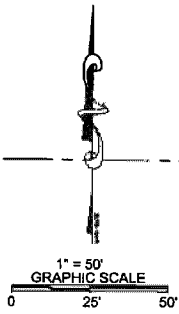
A PORTION OF LOT 8, BLOCK "E", WM. L. WILSON'S SUBDIVISION OF THE NORTH HALF OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA AS RECORDED IN PLAT BOOK 5, PAGE 8 AND BEING ALL OF THAT PORTION OF THE LANDS CONVEYED TO DJ ENTERPRISES OF PANAMA, AS RECORDED IN OFFICIAL RECORDS BOOK 2924, PAGE 1831 WHICH LIE WITHIN, AND OVERLAP THE LANDS CONVEYED TO TYNDALL STATION, LLC, AS RECORDED IN OFFICIAL RECORD BOOK 4514, PAGE 1958, ALL OF THE AFOREMENTIONED BEING IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA AND BEING ALSO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 14 WEST, THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13 PER FDOT MAP F.P. 4154751, N 89° 33' 15" W, A DISTANCE OF 365.22 FEET; THENCE, LEAVING SAID SECTION LINE, N 00° 30' 33" E, A DISTANCE OF 25.00 FEET TO THE SOUTHEAST CORNER OF TYNDALL STATION, LLC AS RECORDED IN OFFICIAL RECORDS BOOK 4514, PAGE 1958 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF HICKORY STREET, 50.00 FEET IN WIDTH, PER RIGHT OF WAY MAP SECTION 46514-2601; THENCE WITH THE EAST LINE OF SAID TYNDALL STATION, LLC, N 00° 30' 33" E, A DISTANCE OF 269.86 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF D J ENTERPRISES OF PANAMA, AS RECORDED IN OFFICIAL RECORD BOOK 2924, PAGE 1831 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE WITH LINES OF SAID D J ENTERPRISES OF PANAMA FOR THE NEXT THREE CALLS: N 89° 22' 05" W, A DISTANCE OF 12.61 FEET, MORE OR LESS TO A POINT ON THE WEST LINE OF SAID D J ENTERPRISES; THENCE, ALONG SAID WEST LINE, N 00° 30' 33" E, A DISTANCE OF 29.63 FEET MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID D J ENTERPRISES; THENCE, ALONG SAID NORTH LINE, S 89° 33' 57" E, A DISTANCE OF 12.61, FEET MORE OR LESS, TO A POINT ON THE EAST LINE OF SAID LANDS OF TYNDALL STATION, LLC; THENCE, WITH THE EAST LINE OF SAID TYNDALL STATION, LLC, S 00° 30' 33" W, A DISTANCE OF 29.68 FEET, MORE OR LESS TO THE AFOREMENTIONED SOUTH LINE OF D J ENTERPRISES OF PANAMA AND THE POINT OF BEGINNING.

CONTAINING 374 SQUARE FEET MORE OR LESS.

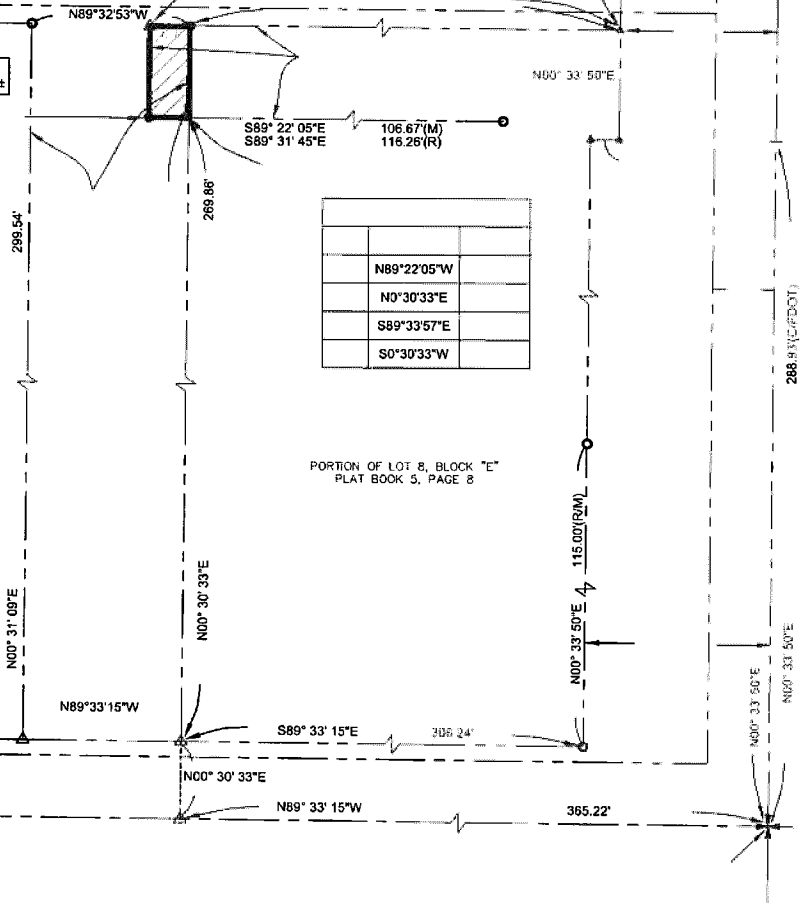
SKETCH OF DESCRIPTION

SHEET 2 OF 2



PORTION OF LOT 8, BLOCK "E"
PLAT BOOK 5, PAGE 8

374 SQ FT±



SEE SHEET 1 OF 2
FOR DESCRIPTION

SURVEYOR NOTES:

1. BEARINGS AND DISTANCES ARE BASED ON U.S. STATE PLANE NAD 1983 COORDINATES, FLORIDA NORTH ZONE, BY RTK GPS OBSERVATIONS.
2. THIS IS NOT A BOUNDARY SURVEY.

REPUBLIC NATIONAL

480 NEEDLES TRAIL
LONGWOOD, FLORIDA 32779

PHONE: (407) 862-4200

● RNSURVEYS @REPUBLICNATIONAL.NET ●

FAX: (407) 862-6229

COORDINATED BY

PARTNER

JOB NUMBER: 231122 DATE: 02/27/2024

SCALE: 1"=50'

DRAWN BY: MKS

APPROVED BY: MWS

DATE	REVISION HISTORY
4/1/2024	REVISED DESCRIPTION
4/4/2024	REVISED DESCRIPTION & SKETCH