

Prepared By and Return To:
Manausa, Shaw & Minacci, P.A.
Attn: Kyle Shaw, Esq.
1701 Hermitage Blvd, Suite 100
Tallahassee, FL 32308

Order No.: 24-2154LV

Property Appraiser's Parcel I.D. (folio) Number:
See Exhibit "A"

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this June 13th, 2024 by GDCI GA 9, L.P., a Georgia limited partnership whose post office address is 5755 Dupree Drive, Suite 130, Atlanta, GA 30327 (the "Grantor"), and Traton of Florida, LLC, a Georgia limited liability company whose post office address is 720 Kennesaw Avenue, Marietta, GA 30060 (the "Grantee"):

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representative and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in County of Bay, State of Florida, viz:

See Exhibit "A" attached hereto and by this reference incorporated herein and made a part hereof.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever, subject to all covenants, conditions, restrictions, easements and other encumbrances of record (hereinafter referred to as "Permitted Title Exceptions").

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple, subject to the Permitted Title Exceptions; that the Grantor has good right and lawful authority to sell and convey said land; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, except for claims arising under or by virtue of the Permitted Title Exceptions.

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

Signed, sealed and delivered in presence of:

E Fowler
Witness Signature

Evan Fowler
Printed Name of First Witness

694 Channing Dr NW, Atlanta, GA
Address of First Witness

30318
Address of First Witness

Catherine Stockman
Witness Signature

Catherine Stockman
Printed Name of Second Witness

2991 Arlington Pl, Marietta
Address of Second Witness

GA 30062
Address of Second Witness

GDCI GA 9, L.P., a Georgia limited partnership

By: Pacific Land, LLC, a Georgia limited liability company

Its: General Partner
R W Cunliffe

By: Raymond W. Cunliffe
Its: Assistant Manager

Grantor Address:

5755 Dupree Drive, Suite 130
Atlanta, GA 30327

STATE OF GEORGIA
COUNTY OF Fulton

The foregoing instrument was executed and acknowledged before me by means of Physical Presence or Online Notarization this 13 day of June 2024, by Raymond W. Cunliffe, as assistant manager of Pacific Land, LLC, as the general partner of GDCI GA 9, L.P., a Georgia limited partnership, who is personally known to me or who has produced drivers license (type of identification) as identification.

Geri Lynn Kelly
Notary Public

Printed Name: Geri Lynn Kelly

Commission # W-00633475

My Commission Expires: 12/4/27

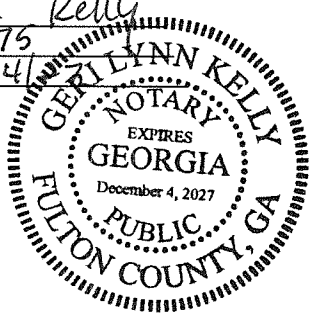


EXHIBIT "A"
Legal Description

Bay County Parcel Numbers 34024-390-045 (Lot 9); 34024-390-050 (Lot 10); 34024-390-055 (Lot 11); 34024-390-060 (Lot 12); 34024-390-065 (Lot 13); 34024-390-070 (Lot 14); 34024-390-075 (Lot 15); 34024-390-080 (Lot 16).

Legal Description:

Lots 9, 10, 11, 12, 13, 14, 15 and Lot 16, Colonial Landing Townhomes Phase 1A, according to the plat thereof recorded in Plat Book 31, Page 9, of the Public Records of Bay County, Florida.