

Prepared by:

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12222 Merit Drive, #130
Dallas, TX 75251

UPON RECORDATION OF THIS
INSTRUMENT RETURN TO:

RS Thomas, LLC
2560 King Arthur Blvd., Suite 124-104
Lewisville, TX 75056

Tax Parcel ID No.: 27916-020-010

SPECIAL WARRANTY DEED

BEACHWALK CENTER, LLC, a Florida limited liability company, whose address is 3669 N. Peachtree Road, Suite 200, Atlanta, Georgia 30341 ("**Grantor**"), **FOR AND IN TOTAL CONSIDERATION OF \$10.00** cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, as of this 19th day of July, 2024, hereby **GRANTS** and **CONVEYS** to **RS THOMAS, LLC**, a Texas limited liability company ("**Grantee**"), whose address is: 2560 King Arthur Blvd., Suite 124-104, Lewisville, Texas 75056, that certain tract of land legally described as:

See legal description set forth in Exhibit A attached and incorporated by this reference (the "**Property**");

together with all right, title and interest of Grantor in and to all improvements located on the Property; all easements, if any, benefiting the Property; and all rights, benefits, privileges and appurtenances pertaining to the Property.

SUBJECT TO current real property taxes and all unpaid non-delinquent general and special taxes, bonds and assessments; all liens, covenants, conditions, reservations, rights, easements, interests, rights of way, and restrictions of public record; all leases and other occupancy agreements in effect; all zoning ordinances and regulations and any other laws, ordinances or governmental regulations restricting or regulating the use, occupancy or enjoyment of the Property; and all matters visible upon or about the Property or that would be disclosed by an accurate survey of the Property.

TO HAVE AND TO HOLD the Property unto said Grantee and its successors and assigns forever, and Grantor will warrant and defend the title to the Property conveyed hereby unto said Grantee against the lawful claims and demands of all claiming by, through and under Grantor, but no other.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed as of July 17th, 2024.

WITNESSES 1:

Sarah Tajfel
Printed Name: Sarah Tajfel
727 E Paces Ferry Rd
Atlanta, GA 30305
Witness 1 Mailing Address

GRANTOR:

BEACHWALK CENTER, LLC
a Florida limited liability company

By M.B.D. Properties, LLC,
a Georgia Limited Liability Company, Sole Member

By: *Mark A. Nelkin*
Name: Mark A. Nelkin
Title: Manager

WITNESSES 2:

David Tajfel
Printed Name: David Tajfel
727 E Paces Ferry Rd
Atlanta, GA 30305
Witness 1 Mailing Address

STATE OF GEORGIA)

COUNTY OF DeKalb) SS.

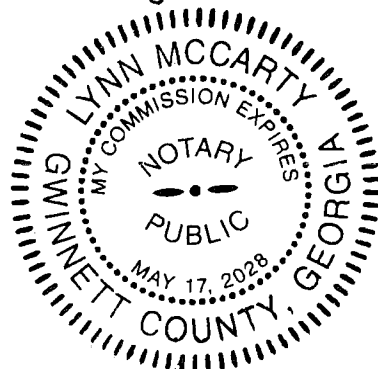
The foregoing Special Warranty Deed was acknowledged, sworn and subscribed to before me by means of physical presence or online notarization, by Mark A. Nelkin, the Manager of M.B.D. Properties, LLC, a Georgia Limited Liability Company, Sole Member of Beachwalk Center, LLC, a Florida limited liability company, who is personally known to me or has produced _____ as identification, on this 17 day of July, 2024, on behalf of said limited liability company.

Lynn McCarty
Notary Public

My Commission Expires:

5/17/28

[SEAL]



**EXHIBIT A
LEGAL DESCRIPTION**

A portion of the Northeast 1/4 of Section 32 and a portion of the Northwest 1/4 of Section 33, Township 3 South, Range 15 West, Bay County, Florida, being described as follows:

Commence at the Northeast corner of Section 32, Township 3 South, Range 15 West, Bay County, Florida and run South 00°22'24" West along the East line of said Section, a distance of 1146.04 feet; thence departing said line run South 80°28'30" West, 96.68 feet to the Northwest corner of Parcel 112 per the stipulated order of taking recorded in Official Records Book 2118, Page 2330 and order of taking per Official Records Book 2131, Page 1558, Public Records of Bay County, Florida; thence South 09°30'44" East along the West line of said Official Records Books, a distance of 13.43 feet to the Southwest corner thereof, said point also lying on the Easterly line of Official Records Book 1006, Page 547, of aforesaid Public Records, also being the South right of way line of U.S. Highway 98 (S.R. 30) (right of way width varies per FDOT right of way map Section No 46010-2537, FP#2178641 dated 12/22/00, Sheet No. 4) and the Point of Beginning; thence departing said line run North 80°02'11" East along said South right of way line, a distance of 146.77 feet to the Northwest corner of Parcel 1104 per aforesaid Official Records Books, also being the Westerly right of way line of Thomas Drive per aforesaid FDOT right of way map; thence departing said South right of way line run South 28°32'31" East along said Westerly right of way line, a distance of 32.48 feet to a point lying on a non-tangent curve concave Southeasterly, having a chord bearing and distance of South 00°35'42" West, 210.81 feet; thence Southwesterly along said curve through a central angle of 3°41'36" for an arc length of 210.85 feet; thence departing said curve and said Westerly right of way line run South 80°29'34" West, a distance of 120.36 feet to the aforesaid Easterly property line of Official Records Book 1006, Page 547; thence departing said line run South 80°36'21" West, a distance of 68.76 feet; thence run North 09°57'49" West, a distance of 186.37 feet; thence run North 80°29'16" East, a distance of 70.23 feet to the aforesaid Easterly property line of Official Records Book 1006, Page 547; thence run North 09°30'44" West along said line, a distance of 50.57 feet to the Point of Beginning.