

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

Order No.: 24-6075TH

Property Appraiser's Parcel I.D. (folio) Number:  
34024-390-845, 34024-390-850, 34024-390-855, 34024-390-860,  
34024-390-865, 34024-390-870, 34024-390-875, 34024-390-880

### **SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED made this September 6, 2024 by GDCI GA 9, L.P., a Georgia limited partnership existing under the laws of Georgia, and having its principal place of business at 5755 Dupree Drive, Suite 130, Atlanta, GA 30324 (the "Grantor"), and Traton of Florida, LLC, a Georgia limited liability company whose post office address is 720 Kennesaw Ave, 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:

Lots 169, 170, 171, 172, 173, 174, 175 and 176, 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.

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

Signed, sealed and delivered in presence of:

CMAninch  
Witness Signature

Corey McAninch  
Printed Name of First Witness

4509 Sudbury Rd., Atlanta, GA 30360  
Address of First Witness

Jaquelyn Burns  
Witness Signature

Jacquelyn Burns  
Printed Name of Second Witness

1049 Pine Grove Ave NE Brookhaven GA 30319  
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

RW  
By: Raymond W. Cunliffe  
Its: Assistant Manager

**Grantor Address:**  
5755 Dupree Drive, Suite 130  
Atlanta, GA 30324

STATE OF GEORGIA  
COUNTY OF Fulton

The foregoing instrument was executed and acknowledged before me by means of  Physical Presence or  Online Notarization this 6 day of September 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.

Gerilyn Kelly  
Notary Public

