

This Instrument Prepared By & Return to:  
South Oak Title Grayton, LLC  
Angie Cannady  
13800 Panama City Beach Parkway #117  
Panama City Beach, FL 32407

As a necessary incident to the fulfillment of conditions contained in a  
title insurance commitment issued by it.

File: GTN-24-10526

Property Appraisers Parcel I.D. (Folio) Number(s): 35159-080-000

Consideration: \$1,400,000.00

## WARRANTY DEED

**THIS WARRANTY DEED**, Made this 11th day of February, 2025, by  
**Valor Communities LLC**, an Alabama Limited Liability Company (herein referred to as "Grantor," whether one or  
more), whose mailing address is  
105 Hayesbury Drive, Pelham, AL 35124,  
and **Hunt LB Valor Holdings I, LLC**, a Delaware Limited Liability Company, (herein referred to as "Grantee"), whose  
mailing address is  
1330 Avenue of the Americas, 28th Floor, New York, NY 10019.

**WITNESSETH:** That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents (\$10.00)** and other  
valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases,  
conveys, and confirms unto Grantee, all that certain land situated in Bay, Florida, to wit:

Begin at the Southwest corner of Lot EXIV-1, Wild Heron Phase XIV, according to the plat recorded in Plat Book 22,  
Page 39, in the Public Records of Bay County, Florida; thence South 80 degrees 35 minutes 01 seconds East for 148.02  
feet to the Southeast corner of said Lot EXIV-1; thence South 14 degrees 47 minutes 53 seconds East for 44.77 feet;  
thence South 87 degrees 55 minutes 28 seconds West for 138.40 feet to the East right of way line of Salamander Trail;  
thence North 14 degrees 47 minutes 53 seconds West along said right of way line for 75.00 feet to the Point of  
Beginning, lying and being situate in Section 29, Township 2 South Range 17 West; reserving, however, the Westerly  
eight feet for a utility easement.

AND

Lots EXIV-2, EXIV-5, EXIV-11, EXIV-12, EXIV-14, EXIV-21, EXIV-22, EXIV-25, EXIV-29 and EXIV-30, Wild  
Heron Phase XIV, according to the plat thereof, recorded in Plat Book 22, Page 39, of the Public Records of Bay  
County, Florida.

AND

Lot DVIII-13, Wild Heron Phase VIII Replatted, according to the plat thereof, recorded in Plat Book 20, Page 88, of  
the Public Records of Bay County, Florida.

AND

Lots CII-22 and CII-21, according to the plat of Wild Heron Phase II, as recorded in Plat Book 18, Page 62, of the  
Public Records of Bay County, Florida.

**TOGETHER** with all 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

