

In the Circuit Court for the 14th Judicial Circuit  
Bay County, Florida

Case No. 23001043CA, Circuit Civil Division  
(Consolidated Cases)

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Case No. 23001043CA Killian Construction Co., Plaintiff,	Case No. 24000481CA Bay Point Capital Partners II, LP, Plaintiff,
vs.	vs.
Devco BT Marina, LLC, et al, Defendants.	Devco BT Marina, LLC, et al, Defendants.

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Certificate of Title

The undersigned clerk certifies that he or she executed and filed a certificate of sale in this action on 12/18/25, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The property described in the attached Exhibit A was sold to Bay Point Capital Partners II, LP.

WITNESS my hand and the seal of this court on 12/31/25.

Bill Kinsaul  
Clerk of the Circuit Court

By:  

Deputy Clerk

\$ 10,200.00

### Exhibit A

ALL THOSE CERTAIN LOTS, PARCELS OR TRACTS OF LAND, SITUATE AND LYING IN THE CITY OF PANAMA CITY BEACH, COUNTY OF BAY, STATE OF FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

#### PARCEL 1:

COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 7, IN SECTION 15, TOWNSHIP 4 SOUTH, RANGE 15 WEST, BAY COUNTY, FLORIDA AND THENCE RUN NORTH 00 DEGREES 11 MINUTES 50 SECONDS WEST ALONG THE EASTERLY BOUNDARY LINE OF SAID GOVERNMENT LOT 7, FOR A DISTANCE OF 376.5 FEET; THENCE, LEAVING SAID EASTERLY BOUNDARY LINE, RUN NORTH 65 DEGREES 06 MINUTES 47 SECONDS EAST FOR A DISTANCE OF 36.36 FEET; THENCE RUN NORTH 79 DEGREES 33 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 60.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF BAY POINT ROAD; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, RUN SOUTH 76 DEGREES 00 MINUTES 18 SECONDS EAST FOR A DISTANCE OF 67.06 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF A 30.00 FOOT WIDE ROAD RIGHT-OF-WAY FOR THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING AND THENCE, LEAVING SAID NORTHERLY RIGHT-OF-WAY, RUN NORTH 02 DEGREES 45 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 169.10 FEET; THENCE RUN NORTH 39 DEGREES 44 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 45.89 FEET; THENCE RUN NORTH 17 DEGREES 20 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 16.19 FEET; THENCE RUN NORTH 06 DEGREES 24 MINUTES 49 SECONDS EAST FOR A DISTANCE OF 39.73 FEET; THENCE RUN NORTH 46 DEGREES 48 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 5.91 FEET; THENCE RUN NORTH 06 DEGREES 04 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 15.70 FEET; THENCE RUN SOUTH 87 DEGREES 15 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 12.40 FEET TO A POINT OF NON-TANGENCY ON A CURVE, IN THE EASTERLY RIGHT-OF-WAY LINE OF BAY POINT ROAD, CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 507.99 FEET; THENCE RUN NORTHEASTERLY ALONG SAID CURVING EASTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 03 DEGREES 11 MINUTES 58 SECONDS, FOR AN ARC DISTANCE OF 28.37 FEET, SAID ARC HAVING A CHORD DISTANCE OF 28.36 FEET AND BEARING NORTH 21 DEGREES 07 MINUTES 57 SECONDS EAST TO A POINT OF NON-TANGENCY IN SAID CURVE; THENCE LEAVING SAID CURVING EASTERLY RIGHT-OF-WAY LINE, RUN NORTH 78 DEGREES 59 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 17.01 FEET; THENCE RUN NORTH 16 DEGREES 47 MINUTES 12 SECONDS EAST FOR A DISTANCE OF 35.90 FEET; THENCE RUN SOUTH 85 DEGREES 48 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 10.03 FEET; THENCE RUN NORTH 50 DEGREES 11 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 7.54 FEET; THENCE RUN NORTH 06 DEGREES 17 MINUTES 01 SECONDS EAST FOR A DISTANCE OF 22.58 FEET; THENCE RUN NORTH 60 DEGREES 17 MINUTES 54 SECONDS WEST FOR A DISTANCE OF 42.33 FEET; THENCE RUN NORTH 69 DEGREES 46 MINUTES 25 SECONDS WEST FOR A DISTANCE OF 50.00 FEET; THENCE RUN NORTH 14 DEGREES 46 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 201.69 FEET; THENCE RUN SOUTH 56 DEGREES 50 MINUTES 58 SECONDS EAST FOR A DISTANCE OF 128.00 FEET; THENCE RUN NORTH 53 DEGREES 09 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 224.68 FEET; THENCE RUN SOUTH 36 DEGREES 50 MINUTES 58 SECONDS EAST FOR A DISTANCE OF 105.58 FEET TO A POINT OF NON-TANGENCY OF CURVE IN THE WESTERLY RIGHT-OF-WAY LINE OF A 60.00 FOOT WIDE ROAD RIGHT-OF-WAY, CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 455.00 FEET; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVING WESTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 18 DEGREES 17 MINUTES 34 SECONDS, FOR AN ARC DISTANCE OF 145.27 FEET, SAID ARC HAVING A CHORD DISTANCE OF 144.65 FEET AND BEARING SOUTH 02 DEGREES 35 MINUTES 28 SECONDS WEST TO THE POINT OF TANGENCY IN SAID CURVE; THENCE, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, RUN SOUTH 06 DEGREES 33 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 302.83 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF A 30.00 FOOT WIDE ROAD RIGHT-OF-WAY; THENCE RUN SOUTH 83 DEGREES 26 MINUTES 40 SECONDS WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 1.99 FEET TO THE POINT OF A CURVATURE OF CURVE IN SAID NORTHERLY RIGHT-

OF-WAY LINE, CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 165.00 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID CURVING NORTHERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 27 DEGREES 00 MINUTES 00 SECONDS, FOR AN ARC DISTANCE OF 77.75 FEET, SAID ARC HAVING A CHORD DISTANCE OF 77.04 FEET AND BEARING SOUTH 69 DEGREES 56 MINUTES 40 SECONDS WEST TO THE POINT OF TANGENCY IN SAID CURVE; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, RUN SOUTH 56 DEGREES 26 MINUTES 40 SECONDS WEST FOR A DISTANCE OF 142.27 FEET TO THE POINT OF CURVATURE OF CURVE, IN SAID NORTHERLY RIGHT-OF-WAY LINE, CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 180.00 FEET; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVING NORTHERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 30 DEGREES 48 MINUTES 20 SECONDS FOR AN ARC DISTANCE OF 96.78, SAID ARC HAVING A CHORD DISTANCE OF 95.62 FEET AND BEARING SOUTH 71 DEGREES 50 MINUTES 50 SECONDS WEST TO THE POINT OF TANGENCY IN SAID CURVE; THENCE, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, RUN SOUTH 87 DEGREES 15 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 40.25 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN AND BEING A PORTION OF SAID SECTION 15, TOWNSHIP 4 SOUTH, RANGE 15 WEST, BAY COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING PARCEL:

COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 7, SECTION 15, TOWNSHIP 4 SOUTH, RANGE 15 WEST, BAY COUNTY, FLORIDA; THENCE N 00°00'28" E A DISTANCE OF 376.51 FEET TO A POINT; THENCE N 65°19'05" E A DISTANCE OF 36.36 FEET TO A POINT; THENCE N 79°45'20" E A DISTANCE OF 60.00 FEET TO A POINT; THENCE S 75°48'00" E A DISTANCE OF 67.06 FEET TO A PK NAIL MARKED #8096 ON THE NORTHERLY RIGHT OF WAY LINE OF KINGFISH LANE; THENCE ALONG SAID RIGHT OF WAY, THENCE N 87°23'32" E A DISTANCE OF 40.64 FEET TO A PK NAIL MARKED #8096, THENCE IN A CURVE TO THE LEFT HAVING A RADIUS OF 180.00 FEET, AN ARC LENGTH OF 96.68 FEET AND A CHORD BEARING AND DISTANCE OF N 71°57'36" E, 95.52 FEET TO A PK NAIL MARKED #8096; THENCE N 56°40'18" E A DISTANCE OF 141.99 FEET TO A PK NAIL MARKED #8096; THENCE IN A CURVE TO THE RIGHT HAVING A RADIUS OF 165.00 FEET, AN ARC LENGTH OF 77.64 FEET AND A CHORD BEARING AND DISTANCE OF N 70°04'59" E, 76.93 FEET TO A 1/2" REBAR; THENCE N 88°17'20" E A DISTANCE OF 2.11 FEET TO A 5/8" REBAR WITH CAP #2372 AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF KINGFISH LANE AND THE WESTERLY RIGHT OF WAY LINE OF MARRIOTT DR.; THENCE ALONG THE WESTERLY RIGHT OF WAY OF MARRIOTT DR N 06°17'46" W A DISTANCE OF 147.18 FEET TO A POINT AND ALSO BEING THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING, THENCE CONTINUING ALONG SAID RIGHT OF WAY N 06°17'46" W A DISTANCE OF 155.79 FEET TO A 1/2" REBAR WITH CAP #604; THENCE IN A CURVE TO THE RIGHT HAVING A RADIUS OF 455.00 FEET, AN ARC LENGTH OF 8.06 FEET AND A CHORD BEARING AND DISTANCE OF N 05°56'10" W, 8.06 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY IN A CURVE TO THE LEFT HAVING A RADIUS OF 434.40 FEET, AN ARC LENGTH OF 183.60 FEET AND A CHORD BEARING AND DISTANCE OF S 24°45'15" W, 182.23 FEET TO A POINT; THENCE S 82°03'44" E A DISTANCE OF 34.05 FEET TO A POINT; THENCE N 83°05'46" E A DISTANCE OF 60.95 FEET TO THE POINT OF BEGINNING. SAID PARCEL LYING IN AND BEING A PART OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 15 WEST, BAY COUNTY, FLORIDA.

PARCEL 2:

COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 7, SECTION 15, TOWNSHIP 4 SOUTH, RANGE 15 WEST, BAY COUNTY, FLORIDA; THENCE N 00°00'28" E A DISTANCE OF 376.51 FEET TO A POINT; THENCE N 65°19'05" E A DISTANCE OF 36.36 FEET TO A POINT; THENCE N 79°45'20" E A DISTANCE OF 60.00 FEET TO A POINT; THENCE S 75°48'00" E A DISTANCE OF 67.06 FEET TO A PK NAIL MARKED #8096 ON THE NORTHERLY RIGHT OF WAY LINE OF KINGFISH LANE; THENCE ALONG SAID RIGHT OF WAY, THENCE N 87°23'32" E A DISTANCE OF 40.64 FEET TO A PK NAIL MARKED #8096, THENCE IN A CURVE TO THE LEFT HAVING A RADIUS OF 180.00 FEET, AN ARC LENGTH OF 96.68 FEET AND A CHORD BEARING AND DISTANCE OF N 71°57'36" E, 95.52 FEET

TO A PK NAIL MARKED #8096; THENCE N 56°40'18" E A DISTANCE OF 141.99 FEET TO A PK NAIL MARKED #8096; THENCE IN A CURVE TO THE RIGHT HAVING A RADIUS OF 165.00 FEET, AN ARC LENGTH OF 77.64 FEET AND A CHORD BEARING AND DISTANCE OF N 70°04'59" E, 76.93 FEET TO A 1/2" REBAR; THENCE N 88°17'20" E A DISTANCE OF 2.11 FEET TO A 5/8" REBAR WITH CAP #2372 AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF KINGFISH LANE AND THE WESTERLY RIGHT OF WAY LINE OF MARRIOTT DR.; THENCE ALONG THE WESTERLY RIGHT OF WAY OF MARRIOTT DR N 06°17'46" W A DISTANCE OF 147.18 FEET TO A POINT AND ALSO BEING THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING, THENCE CONTINUING ALONG SAID RIGHT OF WAY N 06°17'46" W A DISTANCE OF 155.79 FEET TO A 1/2" REBAR WITH CAP #604; THENCE IN A CURVE TO THE RIGHT HAVING A RADIUS OF 455.00 FEET, AN ARC LENGTH OF 8.06 FEET AND A CHORD BEARING AND DISTANCE OF N 05°56'10" W, 8.06 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY IN A CURVE TO THE LEFT HAVING A RADIUS OF 434.40 FEET, AN ARC LENGTH OF 183.60 FEET AND A CHORD BEARING AND DISTANCE OF S 24°45'15" W, 182.23 FEET TO A POINT; THENCE S 82°03'44" E A DISTANCE OF 34.05 FEET TO A POINT; THENCE N 83°05'46" E A DISTANCE OF 60.95 FEET TO THE POINT OF BEGINNING. SAID PARCEL LYING IN AND BEING A PART OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 15 WEST, BAY COUNTY, FLORIDA.