

Prepared by and return to:
Seth S. Sheitelman, Esquire
Gulf Power Company
700 Universe Boulevard (LAW/JB)
Juno Beach, FL 33408

Parcel Identification No.: a portion of 37240-000-000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made effective as of the 21st day of December, 2020 by Gulf Power Company, a Florida corporation (“**Grantor**”), having a mailing address at 700 Universe Boulevard, Juno Beach, Florida 33408, to Laguna Haven, LLC, a Florida limited liability company (“**Grantee**”), having a mailing address at 726 Thomas Drive, Panama City, Florida 32408.

WITNESSETH:

GRANTOR, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to it paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, remise, release, convey and confirm and forever specially warrants to Grantee all its right, title, and interest in and to that certain land, situated in Bay County, Florida and more particularly described on **Exhibit “A”** attached hereto and by this reference expressly made a part hereof (“**Property**”).

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

THIS CONVEYANCE is subject to: real property taxes for the current year and all subsequent years, comprehensive land use plans, zoning restrictions, prohibitions and other requirements imposed by governmental authority, conditions, restrictions, covenants, reservations and easements of record, if any, but without intent to reimpose same; and further subject to easements from Grantee to Grantor of even date to be recorded simultaneously herewith.

TO HAVE and to hold the same in fee simple forever.

GRANTOR hereby covenants with Grantee that it is lawfully seized of the Property in fee simple, that it has good right and lawful authority to sell and convey the Property, that it hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but no others.

BY ACCEPTANCE HEREOF, Grantee acknowledges that the Property may be adjacent to real and/or personal property owned by Grantor and used by it as a public utility corporation of the State of Florida, and Grantee accepts the conveyance of the Property with full knowledge and subject to the use of Grantor’s adjacent land and/or personal property for such purposes or any other legally authorized use.

[Signature Appears on Following Page]

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal as of the day and year first above written

Executed in the presence of:

Grantor:

Gulf Power Company,
a Florida corporation

Belinda Kerr
Name: Belinda Kerr

By: *M. P. Goldstein*
Name: Mitchell P. Goldstein
Title: Vice President, Finance

SS

Gina S. Naar
Name: GINA S. NAAR

ACKNOWLEDGEMENT

STATE OF FLORIDA)
) SS:
COUNTY OF ESCAMBIA)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14th day of December, 2020, by Mitchell P. Goldstein, as Vice President, Finance of Gulf Power Company, a Florida corporation on behalf of the corporation.

[NOTARIAL SEAL]



Notary: *Gina S. Naar*
Print Name: GINA S. NAAR
Notary Public, State of Florida
My commission expires: 04/07/2024

☒ Personally Known OR ☐ Produced Identification
Type of Identification Produced _____

EXHIBIT A

Legal Description of Property

Parcel 1

ALONG WITH A WESTERLY GULF POWER RIGHT OF WAY CROSSING: COMMENCE AT THE EAST QUARTER CORNER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 17 WEST, BAY COUNTY FLORIDA; THENCE NORTH 88°18'00" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11, FOR 400.91 FEET; THENCE NORTH 01°40'46" EAST, FOR 86.70 FEET TO THE SOUTH LINE OF A 100 FOOT WIDE GULF POWER COMPANY RIGHT OF WAY; THENCE NORTH 76°44'58" WEST ALONG SAID SOUTH RIGHT OF WAY FOR 301.99 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 76°44'58" WEST ALONG SAID SOUTH RIGHT OF WAY LINE FOR 77.58 FEET; THENCE NORTH 01°40'46" EAST FOR 101.96 FEET TO THE NORTH LINE OF SAID 100 FOOT GULF POWER COMPANY RIGHT OF WAY; THENCE SOUTH 76°45'30" EAST ALONG SAID NORTH RIGHT OF WAY LINE FOR 77.58 FEET; THENCE SOUTH 01°40'46" WEST FOR 101.97 FEET TO THE POINT OF BEGINNING. SAID LAND CONTAINS 0.178 ACRES MORE OR LESS.

Parcel 2

ALONG WITH A EASTERLY GULF POWER RIGHT OF WAY CROSSING: COMMENCE AT THE EAST QUARTER CORNER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 17 WEST, BAY COUNTY FLORIDA; THENCE NORTH 88°18'00" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11, FOR 400.91 FEET; THENCE NORTH 04°40'46" EAST, FOR 86.70 FEET TO THE SOUTH LINE OF A 100 FOOT WIDE GULF POWER COMPANY RIGHT OF WAY FOR THE POINT OF BEGINNING; THENCE NORTH 76°44'58" WEST ALONG SAID SOUTH RIGHT OF WAY LINE FOR 77.58 FEET; THENCE NORTH 01°40'46" WEST ALONG SAID SOUTH RIGHT OF WAY FOR 18.64 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 349.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 70.45 FEET, THE CHORD OF SAID ARC BEARING NORTH 07°17'57" EAST FOR 70.32 FEET; THENCE NORTH 13°14'05" EAST FOR 11.72 FEET TO THE NORTH LINE OF SAID 100 FOOT GULF POWER COMPANY RIGHT OF WAY; THENCE SOUTH 76°45'30" EAST ALONG SAID NORTH RIGHT OF WAY LINE FOR 76.00 FEET; THENCE SOUTH 13°13'49" WEST 11.86 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 273.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 55.06 FEET, THE CHORD OF SAID ARC BEARING SOUTH 07°13'52" WEST FOR 54.97 FEET; THENCE SOUTH 01°40'46" WEST FOR 34.11 FEET TO THE POINT OF BEGINNING. SAID LAND CONTAINS 0.176 ACRES MORE OR LESS.