

THIS INSTRUMENT PREPARED BY:

Harrison Coleman
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3475 Lenox Road NE, Suite 400
Atlanta, GA 30326

Tax Parcel No. ~~07-04-26-012916-000-00~~ 49-04-26-018529-000-00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 29 day of AUGUST, 2022, by **401 LORING AVENUE, LLC**, a Texas limited liability company, whose address is 6673 Doonbeg Drive, Frisco, Texas 75035 ("Grantor"), to **SURESTE PARK PLACE, LLC**, a Delaware limited liability company, whose address is 3475 Lenox Road NE, Suite 760, Atlanta, Georgia 30326 ("Grantee"). *(Whenever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of limited liability companies and corporations).*

That Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee all that certain land situated in Okaloosa County, Florida, more particularly described in Exhibit "A" attached hereto and made a part hereof, together with all right, title and interest of Grantor in and to any land lying in the bed of any highway, street, road or avenue, opened or proposed, in front of or abutting or adjoining such tract or piece of land and any easements and appurtenances pertaining thereto and all improvements situated thereon (the "Property").

This deed is executed subject to the matters set forth on Exhibit "B" attached hereto and made a part hereof, which are not reimposed hereby.

TO HAVE AND TO HOLD the Property in fee simple forever.

Grantor covenants with Grantee that Grantor is lawfully seized of the Property in fee simple, that Grantor has good right and lawful authority to sell and convey the Property, and that Grantor fully warrants title to this land and will defend the same against the lawful claims of all persons claiming by and through Grantor, but none other.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, the day and year first above written.

Signed, sealed and delivered
in the presence of:

GRANTOR:

Sign: [Signature]
Print Name: Tamir Kenney

401 LORING AVENUE, LLC
a Texas limited liability company

By: THINK MULTIFAMILY, LLC, a Texas
limited liability company, its Manager

Sign: [Signature]
Print Name: Dalya Abbasi

By: [Signature]
Name: Mark Kenney
Its: Manager

STATE OF M.
COUNTY OF Wayne

The foregoing instrument was acknowledged before me by means of ☒ **physical presence**
or ☐ **online notarization**, this 29 day of June, 2022, by Mark Kenney as Manager of Think
Multifamily, LLC, a Texas limited liability company, the manager of 401 Loring Avenue, LLC, a
Texas limited liability company, on behalf of said Grantor, who is personally known to me or has
produced D.L. (type of identification) as identification.

SALAH ALABBASI
Notary Public, State of Michigan
County of Wayne
My Commission Expires Oct. 19, 2023
Acting in the County of Wayne

(Signature of Notary Public)

[Signature]
(Print Name of Notary Public)
NOTARY PUBLIC in and for the State and
County aforesaid
My commission expires: 10/19/2023
Commission No.: N/A

EXHIBIT "A"

Legal Description

LOT 26 AND A PORTION OF LOT 25, SECTION 1, ORANGE PARK, CLAY COUNTY, FLORIDA, ACCORDING TO PLAT BOOK 1, PAGE 23, OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE INTERSECTION OF THE EASTERLY LINE OF PLAINFIELD AVENUE WITH THE NORTHERLY LINE OF LORING A VENUE; THENCE ON LAST SAID LINE RUN NORTH 89 DEGREES 54 MINUTES EAST 644.30 FEET; THENCE NORTH 00 DEGREES 09 MINUTES EAST 223.97 FEET TO THE NORTHERLY LINE OF SAID LOT 25; THENCE ON LAST SAID LINE AND ON THE NORTHERLY LINE OF SAID LOT 26, NORTH 89 DEGREES 46 MINUTES 20 SECONDS WEST A TOTAL DISTANCE OF 657.32 FEET TO THE EASTERLY LINE OF SAID PLAINFIELD A VENUE; THENCE ON LAST SAID LINE SOUTH 03 DEGREES 07 MINUTES EAST 228.49 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Taxes and assessments for 2022 and subsequent years.
2. Easement granted to Jacksonville Electric Authority recorded on February 7, 1974 in OR Book 293 Page 138.
3. Survey prepared by James S. Murphy, PLS of Jonathan Murphy Professional Land Surveying dated 9/19/2019, last revised 9/19/2019, discloses the following:
 - a. Fence extends beyond easterly property line onto adjoining property;
 - b. Rights of others, both public and private in and to signs, hydrants, inlets, catch basins, manholes, clean outs, utility poles, utility wires and any other utility equipment on or crossing subject property;