

Prepared By and Return To:
Manausa, Shaw & Minacci, P.A.
1701 Hermitage Boulevard, Suite 100
Tallahassee, FL 32308

File No. 22-5178TC

Property Appraiser's Parcel I.D. (folio) Number(s)
SEE EXHIBIT "A"

WARRANTY DEED

THIS WARRANTY DEED dated May 24, 2022, by TITradewinds, LLC, a Georgia limited liability company, whose post office address is 12645 Birmingham Hwy, Alpharetta, GA 30004, hereinafter called the grantor, to Chase Capital Investments, LLC, a Georgia limited liability company, whose post office address is 980 Birmingham Rd., Ste 501-397, Milton, GA 30004, hereinafter called the grantee:

(Wherever 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 corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of \$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 the certain land situated in Wakulla County, Florida, to wit:

As shown on Exhibit A which is attached hereto and incorporated herein by reference.

Subject to easements, restrictions, reservations and limitations of record, if any.

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 land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: December 31, 2021.

WARRANTY DEED

(Continued)

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
(Witness Signature)

Amy Strahan
(Witness Signature)

Phillip Galbreath
(Witness Signature)

TI Tradewinds, LLC, a Georgia limited liability company

By: SF Operations, LLC, a Georgia limited liability company
Its: Manager [Signature]

By: Irwin William Stolz, III
Its: Manager

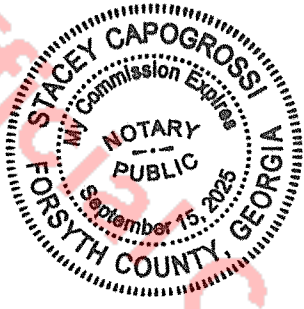
12645 Birmingham Hwy
(Address)

Alpharetta, GA 30004
(Address)

STATE OF Georgia
COUNTY OF Forsyth

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 25th day of May, 2022, by Irwin William Stolz, III, as manager of SF Operations, LLC, as manager of TI Tradewinds, LLC, a Georgia limited liability company, who is personally known to me or who has produced as identification.

[Signature]
Notary Public



WARRANTY DEED
(Continued)

EXHIBIT A

Parcel 1 - Wakulla County Parcel Numbers 08-6S-01W-302-04863-A13 and 08-6S-01W-302-04863-D06

LOT 13 OF TRADEWINDS, A SUBDIVISION, AS PER MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 7, OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA.

Together with

BOAT SLIP 6 OF TRADEWINDS, A SUBDIVISION, AS PER MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 7, OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA.

Parcel 2 - Wakulla County Parcel Numbers 08-6S-01W-302-04863-A07 and 08-06S-01W-290-04862-F0T

LOT 7 OF TRADEWINDS, A SUBDIVISION, AS PER MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 7, OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA.

Together with

BOAT SLIP "T"
COMMENCE AT THE NORTHEAST CORNER OF MARINA VILLAGE OF PANACEA UNIT 2, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 83, OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA, AND THENCE RUN SOUTH 65 DEGREES 02 MINUTES 34 SECONDS EAST 33.30 FEET, THENCE RUN SOUTH 24 DEGREES 57 MINUTES 26 SECONDS WEST 28.72 FEET, THENCE RUN SOUTH 65 DEGREES 02 MINUTES 34 SECONDS EAST 30.37 FEET, THENCE RUN SOUTH 24 DEGREES 20 MINUTES 34 SECONDS WEST 96.32 FEET, THENCE RUN SOUTH 20 DEGREES 05 MINUTES 00 SECONDS WEST 158.85 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE SOUTH 20 DEGREES 05 MINUTES 00 SECONDS WEST 13.00 FEET, THENCE RUN NORTH 70 DEGREES 36 MINUTES 52 SECONDS WEST 37.10 FEET, THENCE RUN NORTH 19 DEGREES 26 MINUTES 56 SECONDS EAST 13.00 FEET, THENCE RUN SOUTH 70 DEGREES 36 MINUTES 52 SECONDS EAST 37.24 FEET TO THE POINT OF BEGINNING.

Parcel 3 - Wakulla County Parcel Number 08-6S-01W-302-04863-A41

LOT 41 OF TRADEWINDS, A SUBDIVISION, AS PER MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 7, OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA.