

Prepared by and return to:

Patrick G. Bryant, Esq.
Najmy Thompson, P.L.
1401 8th Avenue West
Bradenton, Florida 34205
941-748-2216
23-6288

Parcel Identification No.: 7730800005 and 7724610055

Consideration: \$16,250,000.00

Documentary Stamp Tax: \$113,750.00

WARRANTY DEED

THIS INDENTURE made this 25th day of August 2023 between The Jackson Partnership, LLLP, a Florida limited liability partnership, as to Parcel 1, and William A. Jackson, as Trustee of the William A. Jackson Trust, u/a/d December 23, 1987, as amended, and Richard S. Jackson, as Trustee of the Richard S. Jackson Trust u/a/d December 8, 1997, as amended, as to Parcel 2, whose post office address is 22708 Night Heron Way, Bradenton, Florida 34202 (collectively the "Grantor"), and Pines Park Investors LLC, a Florida limited liability company, whose post office address is 102 48th Street, Holmes Beach, Florida 34217 (the "Grantee"):

(Whenever used herein the terms "Grantor" and "Grantee" shall refer to singular or plural, feminine or masculine, where appropriate, and include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, releases, conveys, and confirms unto to the Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Manatee County, Florida to-wit:

PARCEL 1

BLOCKS K AND M, AZURE SHORES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 147, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

ALSO, THAT PART OF U.S. GOVERNMENT LOT 2, SECTION 4, TOWNSHIP 35 SOUTH, RANGE 16 EAST, MANATEE COUNTY, FLORIDA, LYING EAST OF LOTS 1, 2, 3, 4, 5, 6 AND 7, BLOCK M, AS PER CORRECTED PLAT OF AZURE SHORES, RECORDED IN PLAT BOOK 2, PAGE 147, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND LYING WEST OF THE MEAN HIGH WATER LINE OF SARASOTA BAY, AND BOUNDED ON THE NORTH BY THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 7, BLOCK M, AND BOUNDED ON THE SOUTH BY THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 2, OF BLOCK M.

PARCEL 2

THE EAST 25 FEET OF LOT 9, AND ALL OF LOTS 10 AND 11, BLOCK C, AZURE SHORES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2,

PAGE 147, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

SUBJECT TO all property taxes for the current year, reservations, covenants, conditions, restrictions, and easements of record and to all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, if any.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE said Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned have executed or caused to be executed these presents on the day and year first above written.

Signed, sealed, and delivered in the presence of:

The Jackson Partnership, LLLP, a Florida limited liability partnership

Hannah T. Hernandez
Witness 1 Signature

[Signature]

By: William A. Jackson, as Trustee of the William A. Jackson Trust, u/a/d December 23, 1987, as amended

Hannah T. Hernandez
Witness 1 Printed Name

Its: General Partner

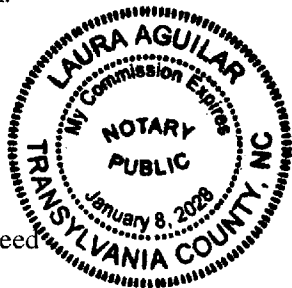
[Signature]
Witness 2 Signature

Laura Aguilar
Witness 2 Printed Name

STATE OF NC

COUNTY OF Transylvania

The foregoing was acknowledged before me by means of (check one) physical presence or online notarization, this 25 day of August 2023 by William A. Jackson, as Trustee of the William A. Jackson Trust, u/a/d December 23, 1987, as amended, as a General Partner of The Jackson Partnership, LLLP, a Florida limited liability partnership, on behalf of the partnership. They are (check one) personally known to me or have produced Drivers License - FL as identification.



Laura Aguilar
Notary Public
My Commission Expires: 01-08-2028
[Signature]

Signed, sealed, and delivered in the presence of:

The Jackson Partnership, LLLP, a Florida limited liability partnership

[Signature]
Witness 1 Signature

Adam French
Witness 1 Printed Name

[Signature]
By: Richard S. Jackson, as Trustee of the Richard S. Jackson Trust, u/a/d December 8, ~~1997~~ 1997, as amended
Its: General Partner R.S.J.

[Signature]
Witness 2 Signature

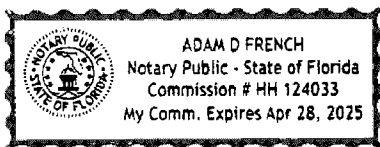
Cameron Lizotte
Witness 2 Printed Name

STATE OF Florida

COUNTY OF Manatee

The foregoing was acknowledged before me by means of (check one) physical presence or online notarization, this 25th day of August 2023 by Richard S. Jackson, as Trustee of the Richard S. Jackson Trust, u/a/d December 8, ~~1997~~ 1997, as amended, as a General Partner of The Jackson Partnership, LLLP, a Florida limited liability partnership, on behalf of the partnership. They are (check one) personally known to me or have produced Florida Driver License as identification. R.S.J.

[Signature]
Notary Public
My Commission Expires: 04/28/2025



Signed, sealed, and delivered in the presence of:

Hannah T. Hernandez
Witness 1 Signature

Hannah T. Hernandez
Witness 1 Printed Name

William A. Jackson
William A. Jackson, as Trustee of the William A. Jackson Trust, u/a/d December 23, 1987, as amended

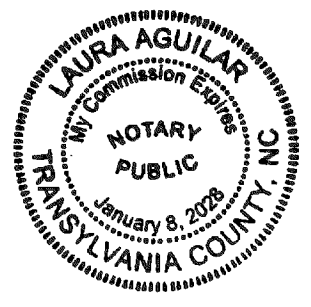
Laura Aguilar
Witness 2 Signature

Laura Aguilar
Witness 2 Printed Name

STATE OF NC
COUNTY OF Transylvania

The foregoing was acknowledged before me by means of (check one) physical presence or online notarization, this 25 day of August 2023 by William A. Jackson, as Trustee of the William A. Jackson Trust, u/a/d December 23, 1987, as amended. They are (check one) personally known to me or have produced Drivers License - FL as identification.

Laura Aguilar
Notary Public
My Commission Expires: 01-08-2028
Laura Aguilar



Signed, sealed, and delivered in the presence of:

AD French
Witness 1 Signature

Adam French
Witness 1 Printed Name

Richard S. Jackson Trustee
Richard S. Jackson, as Trustee of the Richard S. Jackson Trust, u/a/d December 8, ~~1997~~ 1997, as amended
R.S.J.

Cameron Lizotte
Witness 2 Signature

Cameron Lizotte
Witness 2 Printed Name

STATE OF Florida

COUNTY OF Manatee

The foregoing was acknowledged before me by means of (check one) physical presence or online notarization, this 25th day of August 2023 by Richard S. Jackson, as Trustee of the Richard S. Jackson Trust u/a/d December 8, 1997, as amended. They are (check one) personally known to me or have produced Florida Driver License as identification.

AD French
Notary Public
My Commission Expires: 04/28/2025

