



AUCTION MANAGEMENT CORPORATION

Atlanta, Georgia 30339
1827 Powers Ferry Road, Building 5
Phone: (770) 980-9565 Fax: (770) 980-9383

AUCTION REAL ESTATE SALES AGREEMENT

DATE: April 12th, 2018

As a result of the efforts of Julian E. Howell, licensed Florida Broker #BK3008009, with AUCTION MANAGEMENT CORPORATION, a Georgia corporation, FL Broker License #CQ1029847, hereinafter referred to as "Auctioneer", the undersigned Purchaser agrees to buy, and the undersigned Seller agrees to sell, all that tract or parcel of land lying and being in Bay County, Florida, being more particularly described as .378± Acre Commercial Pad at 4335 U.S. Highway 231, Panama City, FL 32404, together with any systems or fixtures as may be attached thereto, all improvements thereon and appurtenances thereto, hereinafter referred to as the "Property", () [checked if applicable] which is more particularly described in Exhibit A, attached hereto and incorporated herein by reference.

The Purchase Price of the Property is \$ _____

(\$ _____) Dollars, to be paid by certified or cashier's check to Seller, in full, at

closing. The Purchase Price is the sum of the bid of \$ _____

plus a premium of ten (10%) percent of the bid or \$ _____. Purchaser's obligation to close shall not be contingent upon Purchaser's ability to obtain financing.

Purchaser has paid to Security Land Title Company as Escrow Agent (hereinafter, "Escrow Agent", undersigned) the sum of \$ _____ (20% of the Purchase Price), as earnest money, which earnest money is to be promptly deposited into Escrow Agent's escrow account and is to be applied as part payment of the purchase price at time of closing. **All parties hereto agree that Escrow Agent may deposit the earnest money in an interest bearing escrow account and that the interest earned on said deposit will follow the deposit.** The parties hereto understand and acknowledge that disbursement of earnest money held by Escrow Agent may occur only as follows: (a) at closing; (b) upon written agreement signed by all parties having an interest in said funds; (c) upon court order; (d) upon failure of any contingency; or (e) upon failure of either party to fulfill the obligations thereof contained in this contract. If any dispute arises between Purchaser and Seller as to the final disposition of all or part of the earnest money, Escrow Agent may, at its sole option and discretion, notify Purchaser and Seller in writing that Escrow Agent is unable to resolve such dispute and may interplead all or any disputed part of the earnest money into court in the state in which the property is located, whereupon Escrow Agent shall be entitled to be compensated by the party who does not prevail in the interpleader action for its costs and expenses, including, but not limited to, Escrow Agent's commission and actual attorneys' fees incurred in filing said interpleader; or, upon fifteen (15) days written notice to the parties, Escrow Agent may make a disbursal of the earnest money upon a reasonable interpretation of this contract. In either event, the parties hereto shall thereafter make no claim whatsoever against Escrow Agent and/or any agents acting on its behalf for said disputed earnest money and shall not seek damages from Escrow Agent by reason thereof or by reason of any other matter arising out of this contract or the transaction contemplated hereunder. The parties acknowledge that the escrow agent is the attorney for the Seller and is acting as closing agent hereunder, and that the escrow agent may continue to represent the Seller in the event of a dispute between the parties and such representation shall not be deemed a conflict of interest by reason of escrow agent acting as a stakeholder of the earnest money deposit.

Seller states that Seller presently has title to said property, and at the time the sale is consummated agrees to convey title to said Property to Purchaser by deed without covenants, representations or warranties of any kind whatsoever. The Property is being sold subject to all recorded and unrecorded easements, agreements,

rights-of-way, liens, covenants, conditions and restrictions, existing code violations and environmental and other conditions, and all applicable federal, state, and local laws, ordinances and regulations affecting the Property, without covenants, representations or warranties of any kind whatsoever . In the event there are leases on the property, Purchaser agrees to assume Seller's responsibility thereunder to the tenant(s) and broker(s) who negotiated such leases.

PURCHASER, BY ITS EXECUTION HEREOF, ACKNOWLEDGES THAT (i) SELLER HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE OF, AS TO, CONCERNING OR WITH RESPECT TO (A) THE TITLE TO OR THE, VALUE, NATURE, QUALITY OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, (B) THE INCOME TO BE DERIVED FROM THE PROPERTY, (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH PURCHASER MAY CONDUCT THEREON, (D) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, (E) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED INTO THE PROPERTY, (F) THE MANNER, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF THE PROPERTY, OR (G) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY, AND SPECIFICALLY, THAT SELLER HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION OR LAND USE LAWS, RULES, REGULATIONS, ORDERS OR REQUIREMENTS, INCLUDING THE DISPOSAL OR EXISTENCE, IN OR ON THE PROPERTY, OF ANY HAZARDOUS MATERIALS; (ii) SELLER HAS ADVISED PURCHASER THAT THERE IS EVIDENCE OF PAST OR PRESENT SETTLING, SOIL MOVEMENT OR SINKHOLE PROBLEMS ON THE PROPERTY; (iii) PURCHASER HAS FULLY INSPECTED THE PROPERTY AND THAT THE CONVEYANCE AND DELIVERY OF THE PROPERTY CONTEMPLATED BY THIS AGREEMENT IS "AS IS" AND "WHERE IS" WITH ALL FAULTS; AND (iv) NO WARRANTY HAS ARISEN THROUGH TRADE, CUSTOM OR COURSE OF DEALING WITH PURCHASER. PURCHASER REPRESENTS THAT PURCHASER HAS MADE (OR DOES HEREBY WAIVE): (i) INSPECTIONS OF THE PROPERTY TO DETERMINE ITS VALUE AND CONDITION DEEMED NECESSARY OR APPROPRIATE BY PURCHASER, INCLUDING, WITHOUT LIMITATION, INSPECTIONS FOR THE PRESENCE OF ASBESTOS, PESTICIDE RESIDUES AND/OR OTHER TOXIC OR POTENTIALLY TOXIC SUBSTANCES; AND/OR (ii) INVESTIGATIONS TO DETERMINE WHETHER ANY PORTION OF THE PROPERTY LIES WITHIN ANY FLOOD HAZARD AREA AS DETERMINED BY THE U.S. ARMY CORPS OF ENGINEERS OR OTHER APPLICABLE AUTHORITY. PURCHASER'S INSPECTION OF THE PROPERTY (OR WAIVER THEREOF) SHALL RELIEVE SELLER OF ANY LIABILITY TO PURCHASER AS A RESULT OF ANY ENVIRONMENTAL HAZARD ON OR TO THE PROPERTY AND PURCHASER SHALL ACCEPT ALL LIABILITY THEREFORE AS BETWEEN PURCHASER AND SELLER, AND SHALL INDEMNIFY AND HOLD HARMLESS SELLER FROM AND AGAINST ANY CLAIMS, LIABILITIES, DEMANDS OR ACTIONS INCIDENT TO, RESULTING FROM OR IN ANY WAY ARISING OUT OF SUCH DISCOVERY. SUCH INDEMNITY SHALL SURVIVE ANY TERMINATION OF THE AGREEMENT AND SHALL SURVIVE CLOSING AND NOT BE MERGED THEREIN.

Seller and Purchaser agree that such documents as may be legally necessary to carry out the terms of this contract shall be executed and delivered by such parties at the time the sale is consummated. Should the premises be destroyed or substantially damaged before the contract is consummated, then both Purchaser and Seller retain the right to cancel or negotiate the contract. No warranties, treatments, nor repairs are to be made by the Seller and the Property is being sold subject to all matters known and unknown, in "AS IS, WHERE IS" condition.

Real estate taxes and assessments on the Property shall be prorated as of the date of closing. Past due taxes, if any, to be paid by Buyer at closing. Sale shall be closed at the offices of Security Land Title Company, attn Martha Luker, (850) 476-5695 ("Closing Agent") Closing Agent is (check one) (a) Same party as Escrow Agent, or (b) Different party from Escrow Agent. Seller shall pay 0% of closing fees charged by Closing Agent, auctioneer commission, and 0% of any transfer, recordation or recording fees. Purchaser shall pay all other closing costs including title search and/or policy fees, 100% of closing fees charged by Closing Agent, 100% of any transfer, recordation or recording fees, and all of Purchaser's attorney fees (should Purchaser choose representation). Unless specified otherwise in Exhibit B, sale shall be closed on or before 30 days from date hereof. Auctioneer is acting as agent for the Seller, not as Purchaser's agent. Time is of the essence.

Should Seller fail to perform or otherwise be in default hereunder, Seller shall pay the full commission to Auctioneer immediately, the earnest money shall be refunded to Purchaser, and Purchaser shall be entitled to all remedies available in law and equity, including, without limitation, specific performance. Should Purchaser fail to perform or otherwise be in default hereunder, the earnest money shall be retained by Seller and Auctioneer as full liquidated damages. Purchaser specifically agrees that, at Auctioneer's sole option and discretion, any unresolved claim arising out of or relating to this contract, or the breach thereof, may be settled by arbitration in accordance with the Commercial Arbitration Rules of the American Arbitration Association. Purchaser and Auctioneer shall each pick an arbitrator. The two chosen arbitrators shall choose a third arbitrator. The decision of this panel of arbitrators shall be final and may be enforced by any court having jurisdiction thereof. This panel of arbitrators shall assess the cost and payment of the arbitration.

DISCLOSURES:

- Radon is a naturally occurring radioactive gas that when accumulated in a building in sufficient quantities may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon or radon testing may be obtained from your County Public Health unit.
- Mold is naturally occurring and may cause health risks or damage to property. If Purchaser is concerned or desires additional information regarding mold, Purchaser should contact an appropriate professional.
- Purchaser acknowledges receipt of the Florida Sinkhole Disclosure Form.
- **PROPERTY TAX DISCLOSURE SUMMARY: PURCHASER SHOULD NOT RELY ON THE SELLER'S CURRENT PROPERTY TAXES AS THE AMOUNT OF PROPERTY TAXES THAT THE PURCHASER MAY BE OBLIGATED TO PAY IN THE YEAR SUBSEQUENT TO PURCHASE. A CHANGE OF OWNERSHIP OR PROPERTY IMPROVEMENTS TRIGGERS REASSESSMENTS OF THE PROPERTY THAT COULD RESULT IN HIGHER PROPERTY TAXES. IF YOU HAVE ANY QUESTIONS CONCERNING VALUATION, CONTACT THE COUNTY PROPERTY APPRAISER'S OFFICE FOR INFORMATION.**

() Special stipulations continued on Exhibit B, attached hereto and made a part hereof. (This provision is not applicable if not checked and Exhibit B not attached.)

This contract constitutes the sole and entire agreement between the parties hereto and no modification of this contract shall be binding unless attached hereto and signed by all parties to this agreement. No representation, promise, or inducement not included in this contract shall be binding upon any party hereto. The invalidity or unenforceability of any provision of this contract shall not affect the validity or enforceability of any other provision set forth herein. (Signature Page Follows)

PURCHASER: _____

Seller: Julian E Howell as Receiver for Roy Jones Jr Inc.

BY: _____
DATE

BY: _____
DATE

Address

Address

Phone # (daytime) _____ (evening)

Cooperating Broker
Cooperating Broker is working as agent of (check one) (____) Purchaser (____) Seller
Cooperating Broker agrees to be bound by the terms of the Auction as set forth in the
Auction announcements and the Auction Terms as specified on the website.

Escrow Agent

Address

Phone #

EXHIBIT A

LEGAL DESCRIPTION

Property consists of land identified as Parcel A below plus an 11.924% undivided fee interest as a tenant in common in the Common Property, identified as Exhibit C on the following two pages.

PARCEL A

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 13 WEST, BAY COUNTY, FLORIDA; THENCE NORTH 87°51'00" EAST FOR A DISTANCE OF 15.01 FEET TO THE EAST LINE OF A PLATTED ST. ANDREW BAY DEVELOPMENT COMPANY'S SUBDIVISION RIGHT OF WAY AS PER DEED RECORDED IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE NORTH 00°25'43" WEST, ALONG SAID EAST LINE FOR A DISTANCE OF 503.00 FEET; THENCE SOUTH 89°47'39" EAST FOR A DISTANCE OF 36.00 FEET TO THE EAST LINE OF A 36.00 FT. PIPELINE RIGHT OF WAY AS PER OFFICIAL RECORDS BOOK 97, PAGE 146 OF SAID PUBLIC RECORDS AND A 5/8" IRON ROD AND CAP LB 5800 MARKING THE NORTHWEST CORNER OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2374, PAGE 567, OF SAID PUBLIC RECORDS; THENCE CONTINUE SOUTH 89°47'39" EAST, ALONG THE NORTH LINE OF SAID PARCEL FOR A DISTANCE OF 34.16 FEET; THENCE SOUTH 00°21'36" WEST FOR A DISTANCE OF 19.30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°21'36" WEST FOR A DISTANCE OF 70.00 FEET; THENCE SOUTH 89°38'24" EAST FOR A DISTANCE OF 235.00 FEET; THENCE NORTH 00°21'36" EAST FOR A DISTANCE OF 70.00 FEET; THENCE NORTH 89°38'24" WEST FOR A DISTANCE OF 235.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.378 ACRES, MORE OR LESS. SAID LANDS LYING IN AND BEING A PORTION OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 13 WEST, BAY COUNTY, FLORIDA.

PARCEL 2:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 13 WEST, BAY COUNTY, FLORIDA; THENCE N87°51'00"E FOR 15.01 FEET TO THE EAST LINE OF A PLATTED ST. ANDREW BAY DEVELOPMENT CO. RIGHT OF WAY; THENCE N0°25'43"W ALONG SAID EAST RIGHT OF WAY LINE FOR 226.57 FEET; THENCE N88°12'43"E FOR 36.01 FEET TO THE EAST LINE OF A 36 FOOT PIPELINE RIGHT OF WAY AS DESCRIBED IN BAY COUNTY OFFICIAL RECORDS BOOK 97, PAGE 146 AND THE POINT OF BEGINNING; THENCE N0°25'43"W ALONG SAID EAST RIGHT OF WAY LINE FOR 275.18 FEET; THENCE S89°47'39"E FOR 298.38 FEET TO THE WEST LINE OF PARCEL DESCRIBED IN BAY COUNTY OFFICIAL RECORDS BOOK 415, PAGE 31; THENCE S0°20'26"E ALONG THE WEST LINE OF SAID PARCEL FOR 383.66 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF S.R. 75 (U.S. HIGHWAY 231); THENCE S50°40'34"W ALONG THE NORTH RIGHT OF WAY LINE OF S.R. 75 FOR 137.89 FEET; THENCE N0°25'31"E FOR 202.98 FEET; THENCE S88°12'43"W FOR 193.53 FEET TO THE POINT OF BEGINNING. SAID PARCEL BEING A PORTION OF LOTS 56 AND 57 OF ST. ANDREW BAY DEVELOPMENT CO. PLAT OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 13 WEST.

AND:

PARCEL 3

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 13 WEST, BAY COUNTY, FLORIDA; THENCE N87°51'00"E FOR 15.01 FEET TO THE EAST LINE OF A PLATTED ST. ANDREW BAY DEVELOPMENT CO. RIGHT OF WAY; THENCE N0°25'43"W ALONG SAID EAST RIGHT OF WAY LINE FOR 503.00 FEET; THENCE S89°47'39"E FOR 334.38 FEET TO THE WEST LINE OF PARCEL DESCRIBED IN BAY COUNTY OFFICIAL RECORDS BOOK 415, PAGE 31 AND THE POINT OF BEGINNING; THENCE CONTINUE S89°47'39"E FOR 122.01 FEET TO THE WEST LINE OF PARCEL DESCRIBED IN BAY COUNTY OFFICIAL RECORDS BOOK 232, PAGE 79; THENCE S0°20'26"E ALONG THE WEST LINE OF SAID PARCEL FOR 283.76 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF S.R. 75 (U.S. HIGHWAY 231); THENCE S50°40'34"W ALONG SAID NORTHERLY RIGHT OF WAY LINE OF S.R. 75 FOR 156.95 FEET; THENCE N0°20'26"W FOR 383.66 FEET TO THE POINT OF BEGINNING. SAID PARCEL BEING A PORTION OF LOTS 56 AND 57 OF ST. ANDREW BAY DEVELOPMENT CO. PLAT OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 13 WEST.

LESS AND EXCEPT

PARCEL A

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 13 WEST, BAY COUNTY, FLORIDA; THENCE NORTH 87°51'00" EAST FOR A DISTANCE OF 15.01 FEET TO THE EAST LINE OF A PLATTED ST. ANDREW BAY DEVELOPMENT COMPANY'S SUBDIVISION RIGHT OF WAY AS PER DEED RECORDED IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE NORTH 00°25'43" WEST, ALONG SAID EAST LINE FOR A DISTANCE OF 503.00 FEET; THENCE SOUTH 89°47'39" EAST FOR A DISTANCE OF 36.00 FEET TO THE EAST LINE OF A 36.00 FT. PIPELINE RIGHT OF WAY AS PER OFFICIAL RECORDS BOOK 97, PAGE 146 OF SAID PUBLIC RECORDS AND A 5/8" IRON ROD AND CAP LB 5800 MARKING THE NORTHWEST CORNER OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2374, PAGE 567, OF SAID PUBLIC RECORDS; THENCE CONTINUE SOUTH 89°47'39" EAST, ALONG THE NORTH LINE OF SAID PARCEL FOR A DISTANCE OF 34.16 FEET; THENCE SOUTH 00°21'36" WEST FOR A DISTANCE OF 19.30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°21'36" WEST FOR A DISTANCE OF 70.00 FEET; THENCE SOUTH 89°38'24" EAST FOR A DISTANCE OF 235.00 FEET; THENCE NORTH 00°21'36" EAST FOR A DISTANCE OF 70.00 FEET; THENCE NORTH 89°38'24" WEST FOR A DISTANCE OF 235.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.378 ACRES, MORE OR LESS. SAID LANDS LYING IN AND BEING A PORTION OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 13 WEST, BAY COUNTY, FLORIDA.

ALSO LESS AND EXCEPT

PARCEL B

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 13 WEST, BAY COUNTY, FLORIDA; THENCE NORTH 87°51'00" EAST FOR A DISTANCE OF 15.01 FEET TO THE EAST LINE OF A PLATTED ST. ANDREW BAY DEVELOPMENT COMPANY'S SUBDIVISION RIGHT OF WAY AS PER DEED RECORDED IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE NORTH 00°25'43" WEST, ALONG SAID EAST LINE FOR A DISTANCE OF 503.00 FEET; THENCE SOUTH 89°47'39" EAST FOR A DISTANCE OF 36.00 FEET TO THE EAST LINE OF A 36.00 FT. PIPELINE RIGHT OF WAY AS PER OFFICIAL RECORDS BOOK 97, PAGE 146 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA AND A 5/8" IRON ROD AND CAP LB 5800, MARKING THE NORTHWEST CORNER OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2374, PAGE 567 OF SAID PUBLIC RECORDS; THENCE CONTINUE SOUTH 89°47'39" EAST, ALONG THE NORTH LINE OF SAID PARCEL, FOR A DISTANCE OF 405.50 FEET; THENCE SOUTH 00°16'51" WEST FOR A DISTANCE OF 14.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°16'51" WEST FOR A DISTANCE OF 143.29 FEET; THENCE NORTH 89°43'09" WEST FOR A DISTANCE OF 84.22 FEET; THENCE NORTH 00°16'51" EAST FOR A DISTANCE OF 143.29 FEET; THENCE SOUTH 89°43'09" EAST FOR A DISTANCE OF 84.22 FEET TO THE POINT OF BEGINNING, CONTAINING 0.277 ACRES, MORE OR LESS. SAID LANDS LYING IN AND BEING A PORTION OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 13 WEST, BAY COUNTY, FLORIDA.

ALSO LESS AND EXCEPT

PARCEL D

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 13 WEST, BAY COUNTY, FLORIDA; THENCE NORTH 87°51'00" EAST FOR A DISTANCE OF 15.01 FEET TO THE EAST LINE OF A PLATTED ST. ANDREW BAY DEVELOPMENT COMPANY'S SUBDIVISION RIGHT OF WAY AS PER DEED RECORDED IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE NORTH 00°25'43" WEST, ALONG SAID EAST LINE FOR A DISTANCE OF 226.57 FEET; THENCE NORTH 88°12'43" EAST FOR A DISTANCE OF 36.01 FEET TO THE EAST LINE OF A 36.00 FT. PIPELINE RIGHT OF WAY AS PER OFFICIAL RECORDS BOOK 97, PAGE 146 OF SAID PUBLIC RECORDS AND A 5/8" IRON ROD AND CAP LS 5800 MARKING THE NORTHWEST CORNER OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1899, PAGE 1627 OF SAID PUBLIC RECORDS; THENCE NORTH 88°12'43" EAST, ALONG THE NORTH LINE OF SAID PARCEL FOR A DISTANCE OF 193.53 FEET TO THE NORTHEAST CORNER OF SAID PARCEL AND THE POINT OF BEGINNING; THENCE NORTH 88°16'05" EAST FOR A DISTANCE OF 13.85 FEET; THENCE NORTH 01°35'49" EAST FOR A DISTANCE OF 29.00 FEET; THENCE NORTH 65°40'59" EAST FOR A DISTANCE 21.89 FEET; THENCE SOUTH 89°47'36" EAST FOR A DISTANCE OF 72.93 FEET; THENCE SOUTH 39°23'37" EAST FOR A DISTANCE OF 117.49 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 75 (U.S. HIGHWAY 231); THENCE SOUTH 50°43'51" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 237.47 FEET TO THE EAST LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1899, PAGE 1627; THENCE NORTH 00°29'46" EAST, ALONG SAID EAST LINE FOR A DISTANCE OF 202.97 FEET TO THE POINT OF BEGINNING, CONTAINING 0.603 ACRES, MORE OR LESS. SAID LANDS LYING IN AND BEING A PORTION OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 13 WEST, BAY COUNTY, FLORIDA.