

Prepared by:
Wick Phillips
100 Throckmorton Suite 1500
Fort Worth, Texas 76102

SPECIAL WARRANTY DEED

This Special Warranty Deed, dated this 17 day of ~~SEPTEMBER~~ 2019, is made by **CB OCEANFRONT VENTURE LLC**, a Florida limited liability company, whose post-office address is P.O. Box 2957, Ponte Vedra Beach, Florida, hereinafter referred to as "Grantor", to **JUST IN TIME 3, LLC**, a Texas limited liability company, whose post-office address is 18383 Preston Road, Suite 202, Dallas, Texas 75252, hereinafter referred to as "Grantee".

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, releases and conveys to Grantee the following described real property in Flagler County, Florida, to wit:

Lot 82, OCEAN HAMMOCK PARCEL a-5 PLAT ONE, according to the map or plat thereof, recorded in Map Book 33, Pages 20 through 25 inclusive, Public Records of Flagler County, Florida.

Parcel Identification Number: 041131-3512-00010-0820

Subject to covenants, conditions, restrictions, reservations limitations, easements and agreements of record, if any; taxes and assessments for the year 2019 and subsequent years not yet due and payable; and all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.


TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor, in either law or equity, to the only proper use, benefit and behalf of the Grantee forever.

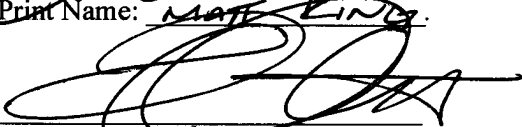
Grantor hereby covenants with Grantee that the property is free of all encumbrances made by Grantor and that Grantor does hereby warrant and defend the title to the property against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the date set forth above.

WITNESSES:

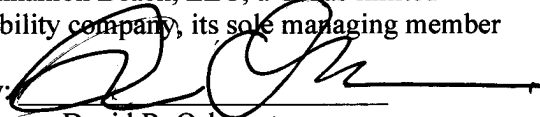

 Print Name: MATT KING


 Print Name: TRACI OSBORN

GRANTOR:

CB OCEANFRONT VENTURE LLC,
a Florida limited liability company

By: Cinnamon Beach, LLC, a Texas limited liability company, its sole managing member

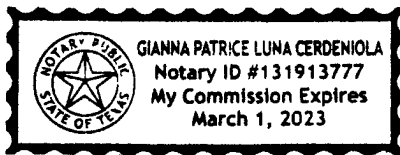

 Name: David R. Osborn
 Its: Manager


STATE OF Texas

COUNTY OF Travis

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 17 day of September, 2019, by David R. Osborn, as the Manager of Cinnamon Beach, LLC, the sole managing member of CB Oceanfront Venture LLC, a Florida limited liability company, with full authority to act for said Grantor in this transaction, who is known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged the foregoing deed to be his act under the authority of the Grantor and also certify, under penalties of perjury, that he is duly authorized to execute the same and that the consideration recited herein is true and correct.

(SEAL)




 Notary Public
 Print Name: Gianna Patrice Luna Cerdeniola
 My Commission Expires: March 1, 2023
 Notary Identification Number: 131913777

WHEN RECORDED MAIL TO:

Wick Phillips
Attn: Dan McCarthy
100 Throckmorton Suite 1500
Fort Worth, Texas 76102



Franchise Tax Account Status

As of : 09/16/2019 11:15:28

This page is valid for most business transactions but is not sufficient for filings with the Secretary of State

CINNAMON BEACH, LLC	
Texas Taxpayer Number	32064691929
Mailing Address	7000 FM 2244 RD STE 300 AUSTIN, TX 78746-5046
Right to Transact Business in Texas	ACTIVE
State of Formation	TX
Effective SOS Registration Date	08/26/2017
Texas SOS File Number	0802800967
Registered Agent Name	CORPORATE CREATIONS NETWORK, INC.
Registered Office Street Address	5444 WESTHEIMER #1000 HOUSTON, TX 77056



Franchise Tax Account Status

As of : 09/16/2019 11:16:31

This page is valid for most business transactions but is not sufficient for filings with the Secretary of State

JUST IN TIME 3, LLC	
Texas Taxpayer Number	32070052546
Mailing Address	5444 WESTHEIMER RD STE 1000 HOUSTON, TX 77056-5318
Right to Transact Business in Texas	ACTIVE
State of Formation	TX
Effective SOS Registration Date	03/14/2019
Texas SOS File Number	0803264096
Registered Agent Name	CORPORATE CREATIONS NETWORK, INC.
Registered Office Street Address	5444 WESTHEIMER #1000 HOUSTON, TX 77056