

Prepared By and Return To:
Manausa Law Firm, P.A.
1701 Hermitage Boulevard, Suite 100
Tallahassee, FL 32308

File No. 14-0776

Property Appraiser's Parcel I.D. (folio) Number(s)
34881577127

WARRANTY DEED

THIS WARRANTY DEED dated July 9, 2014, by Robert C. Cleveland and Valerie L. Cleveland, husband and wife, whose post office address is 7579 Old St. Augustine Road, Tallahassee, Florida 32311, hereinafter called the grantor, to Nurtured Luck, LLC, a Georgia limited liability company, whose post office address is 2535 Creek Tree Lane, Cumming, GA 30041, 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 Bay County, Florida, to wit:

Unit 1605, Majestic Beach Tower II, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 2743, Page 949, and all amendments thereto, of the Public Records of Bay County, Florida, together with an undivided interest in the common elements appurtenant thereto.

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, 2013

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:

KLS
(Witness Signature)

Kyle Shaw

AV
(Witness Signature)

Allison Vila

Robert C. Cleveland
Robert C. Cleveland

Valerie L. Cleveland
Valerie L. Cleveland

7579 Old St. Augustine Road
(Address)

Tallahassee, Florida 32311
(Address)

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 9th day of July, 2014 by Robert C. Cleveland and Valerie L. Cleveland, who are personally known to me or who have produced Drivers License as identification.

KLS
Notary Public

