

This Instrument Prepared By:

**Elizabeth Everitt Harrison**

**12805 U.S. 98 East**

**E201**

**Inlet Beach, FL 32461**

As a necessary incident to the  
fulfillment of conditions contained  
in a title insurance commitment  
issued by it.

File: **SRB-22-2174**

Property Appraisers Parcel I.D. (Folio) Number(s):

**18645-010-000**

## **WARRANTY DEED**

**THIS WARRANTY DEED**, Made the **July 19, 2022**, by

**Raccoon Love, LLC, a Delaware Limited Liability Company** (herein referred to as “Grantor,” whether one or more), whose mailing address is

308 Corto Street, Panama City, FL 32401,

and **Edgewater Home, Inc., a Florida Corporation**, (herein referred to as “Grantee”), whose mailing address is  
3518 Northwest 36th Street, Miami, FL 33142.

**WITNESSETH:** That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents (\$10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto Grantee, all that certain land situated in **Bay**, Florida, to wit:

**Lot 19, in Block 15, of Chandlee Replatting of Block 15 of G.B. Thompson Plat of 1888, according to the plat thereof, as recorded in Plat Book 4, at Page 18, of the Public Records of Bay County, Florida.**

This Property the homestead of the Grantor(s) under the laws and constitution of the State of Florida.

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

**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 **2022**, reservations, restrictions, and easements of record, if any.

\*The Terms “Grantor” and “Grantee” herein shall be construed to include all genders and singular or plural as the context indicates.

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IN ~~WITNESS WHEREOF~~ Grantor(s) has/have hereunto set Grantor(s) hand(s) and seal(s), this 19<sup>th</sup> day of July, 2022

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES  
TWO SEPARATE DISINTEREST WITNESSES REQUIRED

[Signature]  
WITNESS  
PRINT NAME: Elizabeth Harrison

[Signature]  
WITNESS  
PRINT NAME: Amy Moore

Raccoon Love, LLC, a Delaware Limited Liability Company

By: [Signature]  
Linda Joseph, Manager

State of FL  
County of Bay

The foregoing instrument was acknowledged before me by means of X physical presence or \_\_\_\_\_ online notarization, this 19<sup>th</sup> day of July, 2022 by Linda Joseph, Manager on behalf of **Raccoon Love, LLC**. He/She/They is/are, X Personally Known OR \_\_\_\_\_ Produced drivers license(s) as Identification.

[Signature]  
Notary Public Signature  
Printed Name: Elizabeth Harrison (SEAL)  
My Commission Expires: \_\_\_\_\_

After Recording Return to:  
South Oak Title - SRB  
12805 U.S. 98 East, E201  
Inlet Beach, FL 32461

