

Prepared by and return to:
Cynthia Kelley
McNeese Title, LLC
42 Business Centre Dr., Ste. 106
Miramar Beach, FL 32550
File Number: 25-0070CK

Warranty Deed

Made this April 3, 2025 A.D. By **Jared William Lance n/k/a Jared William Abel-Lance, a married person, and Jordan Scott Lance, a single person**, whose address is: **2415 Pelican Bay Court, Panama City Beach, FL 32408**, hereinafter called the grantor, to **QA Holdings LLC, a Florida Limited Liability Company**, whose address is: **60 Madie Lane, Santa Rosa Beach, FL 32459**, hereinafter called the grantee:

(Whenever used herein the term "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 Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Bay County, Florida**, viz:

Lot 43, Block C, PALM BAY UNIT FOUR SUBDIVISION, according to the plat thereof, recorded in Plat Book 16, Page(s) 1, of the Public Records of Bay County, Florida.

Being and intended to be the same premises conveyed to the Grantor herein by deed recorded October 25, 2022, in Official Records Book 4624, Page 1193, Public Records of Bay County, Florida.

Parcel ID Number: **30188-995-600**

Said property is not the homestead property of the Grantor as defined by the Constitution of the State of Florida.

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 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 for all covenants, conditions, restrictions, reservations, limitations and easements of record, and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any and taxes accruing subsequent to December 31, 2024.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature Hogl: Champion Persall Jared William Abel-Lance
Witness Printed Name Jared William Abel-Lance
Witness Address: 10746 Hutchison Blvd
PEB, FL 32407 Jordan Scott Lance

Witness Signature M
Witness Printed Name Marquetta Gathers
Witness Address: 2826 Gwendolan Court
Panama City FL 32405

STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization, this 26th day of March, 2025, by Jared Abel-Lance and Jordan Scott Lance, (☒) who is/are personally known to me or () who has/have produced in person as identification.

M
Signature of Notary Public

Marquetta Gathers
Print, Type/Stamp Name of Notary
My commission expires:

(notary stamp or seal)

