

**Warranty Deed**

**This Warranty Deed, made this 11<sup>th</sup> day of JUNE, 2013 Between JAY M. MAGGIORE FAMILY "B" LLC., A FLORIDA LIMITED LIABILITY COMPANY, F/K/A JAY M. MAGGIORE FAMILY LIMITED PARTNERSHIP "B", A FLORIDA LIMITED PARTNERSHIP, A/K/A THE JAY M. MAGGIORE FAMILY LIMITED PARTNERSHIP "B", A FLORIDA LIMITED PARTNERSHIP, hereinafter called the Grantor, to: JAY M. MAGGIORE FAMILY "B" LLC., A FLORIDA LIMITED LIABILITY COMPANY whose post office address is: 5619 GULF DRIVE, PANAMA CITY BEACH, FLORIDA 32408, HEREINAFTER CALLED THE Grantee,**

**(Wherever used herein the terms "Grantor" includes all the parties to this instrument and the heirs, legal representatives, and assigns of individuals and the successors and assigns of Corporations, wherever the context so admits or requires.)**

**Witnesseth, That the Grantor, for and in consideration of the sum of \$10.00, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sell, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land, situate in Bay County, State of Florida, viz:**

**Lot 22, Block O, Biltmore Beach as per plat thereof recorded in Plat Book 8, Page 25 of the Public Records of Bay County, Florida. Property I.D. # 31905-000-000.**

**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 Grantors hereby covenants with said Grantees that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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.**

**In Witness Whereof, the said Grantors have signed and sealed these presents the day and year first above written.**

JAY M. MAGGIORE FAMILY "B" LLC.  
F/K/A JAY M. MAGGIORE FAMILY LIMITED PARTNERSHIP "B", A/K/A THE JAY M. MAGGIORE FAMILY LIMITED PARTNERSHIP "B"

BY: [Signature] (SEAL)  
JAY M. MAGGIORE, MANAGING MEMBER  
ADDRESS: 5619 GULF DRIVE  
PANAMA CITY BEACH, FLORIDA 32408

Signed, sealed, and delivered in the presence of:

[Signature]  
First Witness Signature

[Signature]  
Printed Name

[Signature]  
Second Witness Signature

[Signature]  
Printed Name

**State of (FLORIDA)  
County of (BAY)**

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared JAY M. MAGGIORE, AS MANAGING MEMBER OF JAY M. MAGGIORE FAMILY "B" LLC., F/K/A JAY M. MAGGIORE FAMILY LIMITED PARTNERSHIP "B", A/K/A THE JAY M. MAGGIORE FAMILY LIMITED PARTNERSHIP, known to me to be the persons who executed the foregoing instrument and who acknowledged before me that he executed the same, and an oath was not taken. Said person provided the following type of identification: Florida Driver's License.

Notary Seal

**SHEILA K. SMITH  
NOTARY PUBLIC - STATE OF FLORIDA  
COMMISSION #EE883810  
MY COMMISSION EXPIRES MARCH 13, 2017**

Witness my hand and official seal in the County and State last aforesaid this 11th day of June, A.D., 2013

[Signature]  
Notary Signature

[Signature]  
Printed Notary Name