

Prepared by:  
Kacie Hohnadell, an employee of  
Rodgers-Kiefer Title,  
1732 W. Co. Hwy. 30A, Suite 102  
Santa Rosa Beach, Florida 32459

File Number: 14-0047

## Warranty Deed

**THIS WARRANTY DEED**, made this March 7, 2014 between **JMB Capital, LLC, a New York limited liability company**, whose post office address is: 29 East 10th St., Apt. 8, New York, New York 10003, Grantor, and **Lisa K. Scheer, as Trustee of the Marvin I. Scheer Irrevocable Trust dated April 11, 1994** whose post office address is: P.O. Box 1909, Washington, Missouri 63090, Grantee,

**Witnesseth**, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, granted, bargained, sold, remised, released, conveyed and confirmed unto said Grantee, its successors and assigns forever, the following described land, situate, lying and being in the County of Bay, State of Florida, to wit:

UNIT 1103 OF SUNRISE BEACH, A CONDOMINIUM ACCORDING TO THE DECLARATION THEREOF AS RECORDED IN OFFICIAL RECORDS BOOK 2576, PAGE 241, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA, AS MAY BE AMENDED FROM TIME TO TIME. TOGETHER WITH ALL OF ITS APPURTENANCES ACCORDING TO THE DECLARATION OF CONDOMINIUM, SUBJECT, HOWEVER, TO ALL OF THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM.

Parcel Identification Number: **33984-062-162**

**SUBJECT**, however, to all reservations, covenants, conditions, restriction and easements of record and to all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, if any.

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

**TO HAVE AND TO HOLD** the same in fee simple forever.

AND Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; and that the land is free and clear of all encumbrances except taxes accruing subsequent to December 31, 2013.

AND the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS THEREOF, the said Grantor has caused this instrument to be executed in its name by its duly authorized manager/member on the day and year first above written.

JMB Capital, LLC

By: [Signature]  
James M. Beard  
Its: Sole Member

Signed and Sealed in Our Presence:

[Signature]  
Witness #1 Signature

Sara Devlin-Rexbel  
Witness #1 Printed Name

[Signature]  
Witness #2 Signature

Conor M. O'Byrne  
Witness #2 Printed Name

State of New York  
County of New York

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of March, 2014, by James M. Beard, the Sole Member of JMB Capital, LLC, a New York limited liability company on behalf of the corporation. He/She is personally known to me or has produced \_\_\_\_\_ as identification.

[Signature] (Seal)  
Notary Public  
Notary Printed Name:

My Commission Expires:

BONNIE LEE CASTANO  
Notary Public, State of New York  
No. 01LE6223772  
Qualified in Queens County  
Commission Expires June 21, 2014