
Space above this line for recording information and stamps

This Instrument Prepared By
and is to be returned to:
W. PAUL KESMODEL, JR.
ATTORNEY AT LAW
P. O. BOX 2050
DULUTH, GEORGIA 30096

FILE NO. 17655

Parcel Identification No. 04785-010-000

WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 10th day of **February, 2015** between **MARK MILLER**, whose post office address is: **423 James Powers Road, Monroe, GA 30656** of the County of Walton, State of Georgia, grantor*, and **TRANQUIL COAST, LLC** whose post office address is: **423 James Powers Road, Monroe, GA 30656** of the County of Walton, State of Georgia, grantee*,

Witnesseth, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, as granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Bay County, Florida**, to-wit:

Unit "A"

Commencing at the Northeast Corner of Lot 5, Block 4, Mexico Beach Unit No. 8, as recorded in Plat Book 10, Page 15 of the Public Records of Bay County, Florida, thence along the Northerly line of said Lot 5, South 89 degrees 58 minutes 00 seconds West, 41.90 feet to the POINT OF BEGINNING; thence South 12 degrees 00 minutes 00 seconds East, 92.05 feet to a point on the Southerly line of said Lot 5; thence along said Southerly line, South 89 degrees 50 minutes 05 seconds West, 68.05 feet to the Southwesterly Corner of said Lot 5; thence along the Westerly line of said Lot 5, North 19 degrees 52 minutes 19 seconds East, 95.94 feet to the Northwesterly Corner of said Lot 5, thence along the North line of said Lot 5, North 89 degrees 58 minutes 00 seconds East, 16.30 feet to the POINT OF BEGINNING.

THIS IS NOT THE HOMESTEAD OF THE GRANTOR.

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

**"Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

W. Paul Kesmodel, Jr.
Witness

MARK MILLER

W. Paul Kesmodel, Jr.
Printed Name of Witness

Angela Owens
Witness

Angela Owens
Printed Name of Witness

STATE OF GEORGIA

COUNTY OF GWINNETT

The foregoing instrument was acknowledged before me this the 10th day of February, 2015 by **MARK MILLER**, who is personally known.

Clayton Mason
Notary Public

