

Prepared by and return to:

Nishad Khan, Esq.

Attorney at Law

Nishad Khan P.L

615 E. Colonial Dr

Orlando, FL 32803

407-228-9711

File Number: **Autumnwood-Geno**

Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **11th** day of **March, 2015** between **Autumnwood Homes, Inc., an Ohio corporation** whose post office address is **640 Bear Run Lane, Lewis Center, OH 43035**, grantor, and **Amanah, LLC, a Florida limited liability company** whose post office address is **3890 Jenks Avenue, Lynn Haven, FL 32444**, grantee:

(Whenever used herein the terms "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, trusts and trustees)

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, has 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:

Lot 3, Block C, Replat of Venetian Villas Subdivision First Addition, according to the map or plat thereof as recorded in Plat Book 11, Page 83, Public Records of Bay County, Florida.

Parcel Identification Number:

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 taxes accruing subsequent to **December 31, 2014**.

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

CJK 3-10-15

Signed, sealed and delivered in our presence:

Peter H. Downing
Witness Name: Peter H. Downing

Sally Dubanowich
Witness Name: Sally Dubanowich

Autumnwood Homes, Inc.

By: Christopher J. Knoppe
Christopher J. Knoppe, Authorized Signer

(Corporate Seal)

State of Ohio
County of DELAWARE

The foregoing instrument was ACKNOWLEDGED before me this 10th day of March, 2015 by Christopher J. Knoppe of Autumnwood Homes, Inc., on behalf of the corporation. He/she is personally known to me or has produced DRIVER LICENSE as identification.

[Notary Seal]

Beverly L. Kaze
Notary Public

Printed Name: _____

My Commission Expires: _____



Beverly L. Kaze
Notary Public, State of Ohio
My Commission Expires
~~April 25, 2010~~ 4/28/15