

THIS INSTRUMENT PREPARED BY:

THOMAS S. GIBSON
Rish, Gibson & Scholz, P.A.
P. O. BOX 39
PORT ST. JOE, FL 32457
File No. 15-0573

Parcel No. 04634-090-000

WARRANTY DEED

THIS WARRANTY DEED made January 14th, 2016, A.D.,

by **Christopher Conrad Fichtel and Liege Michalina Fichtel, husband and wife**, whose post office address is 5041 Briarwood Drive Nashville, TN 37211, hereinafter called the Grantor,

to **IRA Innovations LLC FBO Russell King IRA, a Alabama limited liability company**, whose post office address is 130 Jordan Drive Chattanooga, TN 37421, hereinafter called the Grantee.

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, the 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 10, Block 4, Mexico Beach Unit No. 5, according to the plat recorded in Plat Book 7, Page 61, of the public records of Bay County, Florida.

GRANTOR(S) HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR(S).

SUBJECT TO: Covenants, Restrictions and Easements of record, if any.

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 covenant with said grantee that the Grantor are 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 warrant the title to all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2015 and **SUBJECT TO** the Applicable Comprehensive Plan, including developmental regulations and **SUBJECT TO** to taxes for the current year and later years and all valid easements and restrictions of record, if any, which are not hereby reimposed; and also subject to any claim, right, title, or interest arising from any recorded instrument reserving, conveying, leasing, or otherwise alienating any interest in the oil, gas, or other minerals.

And Grantor does hereby fully warrant title to said land and will defend the same against the lawful claims of all persons whomsoever, subject only to any exceptions set forth herein.

IN WITNESS WHEREOF, the said Grantor have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Signature
Printed Name: Lou Ann Owens

[Signature]
Christopher Conrad Fichtel

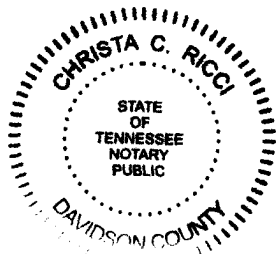
[Signature]
Witness Signature
Printed Name: WINTON J. HOLLOWAY

[Signature]
Liege Michalina Fichtel

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me this 14th day of January 2016 by **Christopher Conrad Fichtel** and **Liege Michalina Fichtel** who are personally known to me or who have produced a valid driver's license as identification.

[Signature]
Notary Public, State of Tennessee
My Commission Expires: 9/11/2017



**MY COMMISSION EXPIRES
SEPTEMBER 11, 2017**