

Return **Maureen Richardson**
to:
Name: **SETCO Services, LLC - Panama City Beach**
Address: **7714 Front Beach Rd. Unit C**
Panama City Beach, FL 32407
This Instrument Prepared:

SETCO Services, LLC - Panama City Beach
7714 Front Beach Rd. Unit C
Panama City Beach, FL 32407

Documentary Stamp Taxes were collected in the amount of (\$861.00) based on the purchase price amount of (\$123,000.00).
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as a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s): **40001-100-238**
File No: **B04283**

WARRANTY DEED

STATE OF FLORIDA

COUNTY OF Bay

This Warranty Deed Made **May 27, 2016**, by **Nummus Holdings, LLC, a New York Limited Liability Company**, hereinafter referred to as the Grantor, whose post office address is: 122 State Street, Binghamton, NY 13901, to

DJ Mattana Properties LLC, a New York Limited Liability Company hereinafter referred to as the Grantee, whose post office address is: 52 Nassau Drive, Great Neck, NY 11021.

WITNESSETH: That said Grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable consideration, 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:

Condominium Unit 7113, Island Reserve, a Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 3018, Page 563, and amended by documents recorded in Official Records Book 3030, Page 763, Official Records Book 3042, Page 1181, and Official Records Book 3068, Page 1351, and Official Records Book 3073, Page 1344, of the Public Records of Bay County, Florida.

Said property is not the homestead property of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

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 January 1, 2016, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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:

Witness No. 1 Signature: [Signature]

Printed Name: Brittany Paden

Witness No. 2 Signature: [Signature]

Printed Name: Carrie VanAuden

Nummus Holdings LLC, a New York
Limited Liability Company

[Signature]
BY: Mark Huebner
Its: Manager

STATE OF NEW YORK
COUNTY OF BROOME

The foregoing instrument was acknowledged before me this the 25th day of May, 2016, by Mark Huebner as Manager of Nummus Holdings LLC, a New York Limited Liability Company, who is known to me

(AFFIX NOTARY SEAL HERE)

[Signature]
Notary Public
Printed Name: _____
My Commission Expires: _____
ROBERT W. CAREY
Notary Public, State of New York
No. 4863744
Residing in Broome County
My commission expires June 2, 2018