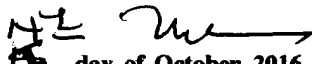


Prepared by and return to:
Christin Carmack
Cornerstone Title Agency, Inc.
2424 Jenks Ave.
Panama City, FL 32405

File Number: **1504680**

(Space Above This Line For Recording Data)

Warranty Deed


This Warranty Deed made this 15 day of October, 2016, between Michael N. Sokoloff, whose post office address is 3230 16th St. Apt. C, San Francisco, CA 94103, grantor, and Keith B Russell, a married man whose post office address is 1106 Drake Ave, Panama City, FL 32401, 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 the **Bay County, Florida**, to-wit:

Lot 20, Beachwood I, according to the Plat thereof as recorded in Plat Book 14, Page(s) 116, of the Public Records of Bay County, Florida.

Parcel Identification Number: 27541-158-000

Said Property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor (s) or any members of the household of Grantor(s) reside thereon.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

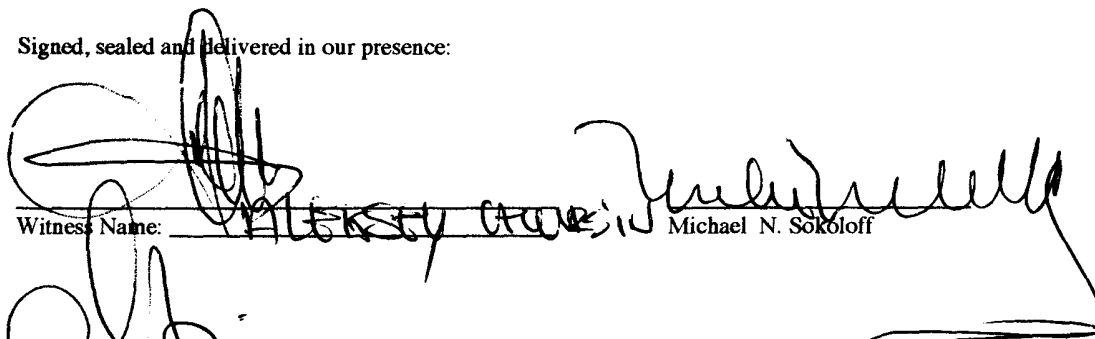
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby 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, 2015.

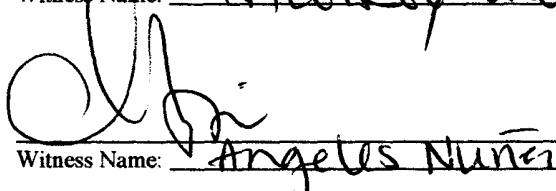
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:



A large, stylized handwritten signature in black ink, appearing to read 'Michael N. Sokoloff', is written over a horizontal line.

Witness Name: Alexis Cruz Michael N. Sokoloff



A handwritten signature in black ink, appearing to read 'Angeles Nuñez', is written over a horizontal line.

Witness Name: Angeles Nuñez

State of FLORIDA

County of BAY

The foregoing instrument was acknowledged before me this _____ day of **October, 2016**, by **Michael N. Sokoloff**, he () is personally known to me or () has produced _____ as identification.

Notary Public

Printed Name: _____

My Commission Expires: _____

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

COUNTY OF SAN FRANCISCO)

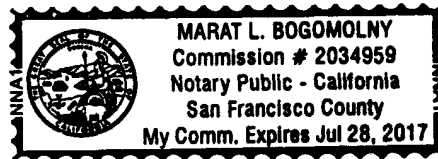
On October 14, 2016 before me, MARAT L. BOGOMOLNY Notary Public,
Date (here insert name and title of the officer)

personally appeared MICHAEL MICHAEL SAKOLOFF

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature: M. Bogomolny (Seal)

N/A OPTIONAL N/A

Description of Attached Document

Title or Type of Document: WARRANTY DEED Number of Pages: 2

Document Date: 10/14/2016 Other: N/A