

This Instrument Prepared By/Return to:

KYLE E. CARLTON
KB Carlton, PLLC
7800 Dallas Pkwy, Suite 360
Plano, TX 75024

Property Appraisers Parcel
Identification Number(s): 37238-130-000

WARRANTY DEED

This Indenture is made on May 17, 2017, between **MO R. ARANI**, 4005 Preston Lakes Circle, Celina, TX 75009, as Grantor, and **VISION AND STRUCTURE, LLC – SERIES 12**, 4005 Preston Lakes Circle, Celina, TX 75009, as Grantee.

(“Grantor” and “Grantee” are used herein for singular or plural, and any gender shall include all genders as context requires.)

WITNESSETH, That the said Grantor, for and in the consideration of the sum of Ten Dollars (\$10.00), has agreed, has granted, bargained and sold unto the Grantee and Grantee’s successors and assigns forever the following described land located in the County of Bay, State of Florida, to-wit:

Commencing at the Southwest Corner of the Northwest Quarter of the Northwest Quarter of Section 11, Township 3 South, Range 17 West, Bay County, Florida; run thence S87 degrees 54’01”E, 3474.59 feet to a point on the Westerly right-of-way line of a proposed 60 foot street; thence S29 degrees 48’51”W, along said Westerly right-of-way line, 1239.06 feet to the Point of Beginning; continue thence S29 degrees 48’51”W along said Westerly right-of-way line, 155.49 feet to a point on the Northerly right-of-way line of State Road 30-A; thence N60 degrees 11’00”W, along said Northerly right-of-way line, 145.00 feet; thence N29 degrees 48’51”E, 155.51 feet; thence S60 degrees 11’09”E, 145.00 feet to the Point of Beginning. Also known as Lot 13.

THE GRANTOR WARRANTS THAT THE ABOVE DESCRIBED PROPERTY IS NOT THE GRANTOR’S HOMESTEAD AS THAT TERM IS DEFINED PURSUANT TO ARTICLE X, SECTION 4, CONSTITUTION OF THE STATE OF FLORIDA BECAUSE NEITHER THE GRANTOR NOR ANY DEPENDENTS OF GRANTOR RESIDE ON THE ABOVE DESCRIBED REAL PROPERTY OR UPON ANY REAL PROPERTY CONTIGUOUS THERETO.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND LIMITATIONS OF RECORD, IF ANY.

TO HAVE AND TO HOLD, the same in fee simple, together with an undivided remainder in fee simple and an estate for years.

AND the Grantor does hereby fully warrant 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 for the current and subsequent years.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

TWO SEPARATE WITNESSES REQUIRED

Austin Newell

MO R. ARANI

Tony L. Vick

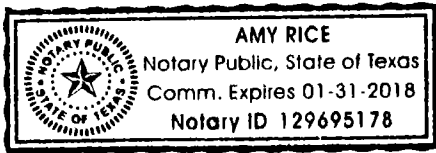
Printed Names of Witnesses:

Austin Newell

Tony L. Vick

STATE OF TEXAS §
COUNTY OF COLLIN §

The foregoing instrument was acknowledged before me this May 17, 2017, by **MO R. ARANI**, who is personally known to me, and the above subscribed witnesses, who are also personally known to me or provided sufficient proof of identity.



Amy Rice
Notary Public, State of Texas