

Prepared by and Return to:
Mark Stockdale
MTI Title Insurance Agency, Inc.
11501 Hutchison Blvd., Suite 107
Panama City Beach, FL 32407

-Incidental to the issuance of title insurance

Property Appraiser's Parcel ID #40001-250-060
File- MFL-2219161
Consideration Amount \$277,500.00

CORPORATE WARRANTY DEED

This Indenture, Made this October 3, 2017, between Emerald Coast Property Holdings, LLC, a Florida Limited Liability Company, whose business address is: PO Box 39, Lynn Haven, FL 32444, hereinafter called the "Grantor"*, and Elaine Dorie, whose address is: 14000 N. 94th Street #1104, Scottsdale, AZ 85260, hereinafter called the "Grantee":

Witnesseth: That said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, 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, FL, and being further described as follows:

Unit No. 1207, Ocean Reef, a Condominium, all as set forth in the Declaration of Condominium and the Exhibits annexed thereto and forming a part thereof, recorded in the Official Records Book 3042, Page 236, of the Public Records of Bay County, Florida. The above description includes, but is not limited to, all appurtenances to the condominium unit above described, including the undivided interest in the common elements of said condominium. Together with exclusive use of Parking Space #13 located on 2nd Level Parking Garage.

MORE COMMONLY KNOWN AS: 14415 Front Beach Road, Unit 1207, Panama City Beach, FL 32413

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*"Grantor" and "grantee" are used for singular or plural, as context requires.

Subject to easements, restrictions, and covenants of record, and real property taxes for the current year which are prorated.

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

Emerald Coast Property Holdings, LLC
By: EK Property Management, LLC, MGR

Echab A. Kenawy
By: Echab A. Kenawy, MGR

M. Stockdale
Witness #1 Signature
Mark Stockdale

Witness #1 Print Name

State of Florida ; County of Brow

Kathy Prumattico
Witness #2 Signature
Kathy Prumattico

Witness #2 Print Name

The foregoing instrument was acknowledged by me this October 3, 2017 by Echab A. Kenawy, who acknowledged that he/she is the MGR of EK Property Management, LLC, MGR of Emerald Coast Property Holdings, LLC, and is duly authorized to execute the forgoing instrument, and who is personally known by me or who has produced: a valid driver's license as identification and who did not take an oath.

M. Stockdale
Notary Public

My Commission Expires:

