

After Recording Return to:
Chuck Tucker
South Oak Title 30A, LLC
13800 Panama City Beach Parkway, Unit 117
Panama City Beach, FL 32407

This Instrument Prepared by:
Chuck Tucker
South Oak Title 30A, LLC
13800 Panama City Beach Parkway, Unit 117
Panama City Beach, FL 32407
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):
File No.: 17-4674

WARRANTY DEED

This Warranty Deed, Made the 12th day of October, 2017, by **PTR Automation, Inc., a Florida Corporation**, having its place of business at **3632 Oakbrook Lane, Panama City Beach, FL 32408**, hereinafter called the "Grantor", to **Brainerd Street, LLC, a Florida Limited Liability Company**, whose post office address is: **2801 N. Davis Highway, Pensacola, FL 32503**, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Three Hundred Ninety Thousand Dollars and No Cents (\$390,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, by these presents grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Bay County, Florida**, to wit:

Lot 49 Holley Street Commercial Park, According to the Map or Plat Thereof as Recorded in Plat Book 16, Page 83, of the Public Records of Bay County, Florida.

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 2017, reservations, restrictions and easements of record, if any.

(Wherever used herein the terms "Grantor" and "Grantee" included all the parties to this instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of P. Thomas Rydeski)

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: [Signature]
Printed Name: CHRIS McCALL

Witness Signature: [Signature]
Printed Name: CHARLES G. TUCKER

[Signature]
P. Thomas Rydeski, President
PTR Automation, Inc.

State of Florida
County of BAY

The foregoing instrument was acknowledged before me this 12th day of October, 2017 as President of PTR Automation, Inc., a Florida Corporation, on behalf of the P. Thomas Rydeski. He/She is personally known to me or has produced driver license(s) as identification.

[Signature]
Notary Public Signature
Printed Name: Chuck Tucker

My Commission Expires: 4.28.20
(SEAL)

