

Prepared by and return to:

Michelle Hinden

Attorney at Law

Ticon Title Company

617 E. Colonial Drive

Orlando, FL 32803

407-500-3030

File Number: **201710-011**

Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **30th** day of **October, 2017** between **Ersoy and Elzawahry, L.L.C., a Florida limited liability company** whose post office address is **32 3S 14W, Panama City, FL 32405**, grantor, and **Charles S. Fugatt and Connie M. Fugatt, husband and wife** whose post office address is **4703 Grants Mill Drive , Lynn Haven, FL 32444**, 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 **Bay County, Florida** to-wit:

Lot 11, Cove Pointe, according to the map or plat thereof as recorded in Plat Book 22, Page 23, Public Records of Bay County, Florida.

Parcel Identification Number: 21267-111-000

Subject to taxes for 2018 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, 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, 2016**.

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 Name: Ayesha Albarr

Witness Name: Candice Russell-Vermilyea

Ersoy and Elzawahry, L.L.C.,

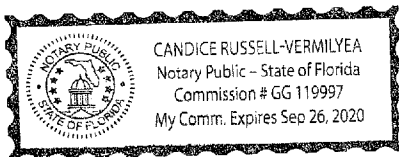
By: Taman Elzawahry, Manager

By: Arzu Ersoy Elzawahry, Manager

State of Florida
County of Bay

The foregoing instrument was ACKNOWLEDGED before me this 30th day of October, 2017 by ^{Taman er} ~~Taman~~ Elzawahry, Manager and Arzu Ersoy Elzawahry, Manager of Ersoy and Elzawahry, L.L.C., on behalf of the limited liability company. They ☐ are personally known to me or ☒ have produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name: Candice Russell-Vermilyea

My Commission Expires: 9/26/20