

AFTER RECORDING RETURN TO:

Michael B Doyle, Attorney at Law  
2805 N Dallas Parkway, Suite 105  
Plano, Texas 75093  
Tel: (972) 6081040  
Fax: (972) 6081044

**Special Warranty Deed**

Date: 11/30/17

**Grantor:** Pohaku Properties, LLC

**Grantor's Mailing Address:**

Pohaku Properties, LLC  
2920 National Court Suite A  
Garland, TX 75041  
Dallas County

**Grantee:** CALYPSO 2-206, LLC, a Texas limited liability company

**Grantee's Mailing Address:**

CALYPSO 2-206, LLC  
2920 National Court Suite A  
Garland, TX 75041  
Dallas County

**Consideration:**

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**Property (including any improvements):**

Condominium Unit No. 2-206, CALYPSO TOWERS II, A CONDOMINIUM, according to the Declaration of Condominium thereof recorded in Official Records Book 2747, Page 1819, and re-recorded in Official Records Book 2750, Page 1509, all of the Public Records of Bay County, Florida and all exhibits and amendments thereto; together with an undivided interest in the common elements appurtenant thereto, as set forth in the Declaration of Condominium.

**Reservations from Conveyance:**

This conveyance is made subject to covenants, conditions, restrictions and easements of record if any, which may now affect the above described property, but this provision shall not operate to reimpose the same. Also subject to zoning regulations and ordinances, and to real estate taxes for the year 2017 and subsequent years.

**Exceptions to Conveyance and Warranty:**

Any and all of record.


Grantors, for the Consideration and subject to the Reservations from Conveyance grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantors bind Grantors and Grantors' heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantors but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

(No independent verification of the legal description attached to this instrument was required of this law firm.)

When the context requires, singular nouns and pronouns include the plural.

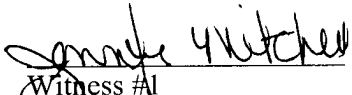
IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered in our presence

  
Witness #1  
LLC

  
Raymond Stone, Managing Member Pohaku Properties,  
LLC

VANESSA CAMPBELL  
Witness #1 Print Name

  
Witness #1  
Jennifer Mitchell  
Witness #1 Print Name

CALYPSO 2-1003, LLC, a Texas limited liability company

\_\_\_\_\_  
Raymond Stone, Managing Member

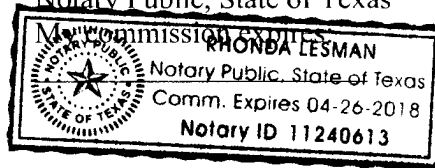
STATE OF TEXAS )

COUNTY OF Dallas )

This instrument was acknowledged before me on November 30, 2017, by Raymond Stone.

Rhonda Lesman

Notary Public, State of Texas



STATE OF TEXAS )

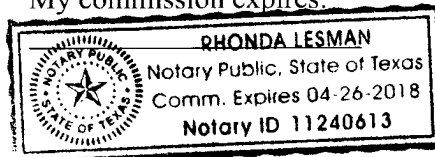
COUNTY OF Dallas )

This instrument was acknowledged before me on November 30, 2017, by Vanessa Compton

Rhonda Lesman

Notary Public, State of Texas

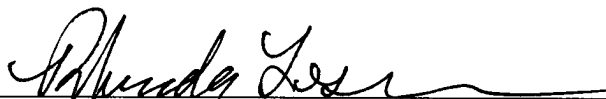
My commission expires:



STATE OF TEXAS )

COUNTY OF Dallas )

This instrument was acknowledged before me on November 30, 2017, by Jennifer Mitchell.



Notary Public, State of Texas

