

Prepared by and Return to:
Kristie Jordan
Achieve Title Services, LLC
1406 N. Dale Mabry Hwy, Suite 100
Tampa, FL 33607

File Number: 3382017

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CORPORATE WARRANTY DEED

This Indenture made January 30, 2018 A.D. between BAY TO GULF HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY whose post office address is: 1406 N. DALE MABRY HWY., SUITE 300, TAMPA, FLORIDA 33607, a corporation existing under the laws of the State of Florida, Grantor and JANICE CATRICA BOOTH, AN UNMARRIED WOMAN whose post office address is: 7629 YELLOW BLUFF RD, PANAMA CITY, FLORIDA 32404, Grantee,

Witnesseth, that the said Grantor, for and in consideration of TWO HUNDRED FIVE THOUSAND AND 00/100 DOLLARS (U.S. \$205,000.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Bay, State of Florida, to wit:

PARCEL I:

A PARCEL OF LAND IN SECTION 17, TOWNSHIP 4 SOUTH, RANGE 13 WEST, BAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 13 WEST, BAY COUNTY, FLORIDA, AND THENCE RUN N 84°15'56" W ALONG THE NORTH BOUNDARY LINE OF SAID SECTION 17 AND THE NORTHERLY BOUNDARY LINE OF CALLAWAY FOREST UNIT TWO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGES 73, 74, 75, 76 AND 77 IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA, FOR 190.75 FEET FOR THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING, CONTINUE N 84°15'56" W, FOR 124.97 FEET; THENCE S 05°44'04" W, 105.00 FEET TO THE NORTHERLY R/W LINE OF YELLOW BLUFF ROAD; THENCE S 84°15'56" E, ALONG SAID R/W LINE FOR 124.97 FEET; THENCE LEAVING SAID R/W LINE, RUN N 05°44'04" E, FOR 105.00 FEET TO THE POINT OF BEGINNING.

PARCEL II:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 13 WEST, BAY COUNTY, FLORIDA; THENCE N 84°15'56" W, ALONG THE NORTH LINE OF SECTION 17 AND THE NORTH LINE OF CALLAWAY FOREST UNIT TWO FOR 190.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID BEARING AND LINE FOR 124.97 FEET; THENCE N 05°44'04" E, FOR 10 FEET; THENCE S 84°15'56" E, PARALLEL TO THE NORTH LINE OF SECTION 17, FOR 124.97 FEET; THENCE S 05°44'04" W, FOR 10 FEET TO THE POINT OF BEGINNING. SAID PARCEL BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 13 WEST.

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel Identification Number: R 06715-402-000

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

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Signed and Sealed in Our Presence:

Witness: Kristie Jordan
Witness Printed Name Kristie Jordan

Stephanie Hall
Witness Printed Name Stephanie Hall

Seller:
Bay to Gulf Holdings, LLC
Christopher R. Smith, Managing Member

(Corporate Seal)

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me this 30th day of January, 2018, by Christopher R. Smith, Managing Member of BAY TO GULF HOLDINGS, LLC, on behalf of the Corporation, he is personally known to me.

Kristie Jordan
NOTARY PUBLIC Kristie Jordan
Printed Name: _____

My Commission Expires: _____

