

Return to: Cody Stewart  
Name: SETCO Services, LLC - Panama City Beach  
Address: 7714 Front Beach Rd. Unit C  
Panama City Beach, FL 32407  
This Instrument Prepared:  
Cody Stewart  
SETCO Services, LLC - Panama City Beach  
7714 Front Beach Rd. Unit C  
Panama City Beach, FL 32407

Documentary Stamp Taxes were collected in the amount of (\$2,416.40) based on the purchase price amount of (\$345,127.00).

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): 40000-550-131  
File No: B05801

### SPECIAL WARRANTY DEED

STATE OF FLORIDA  
COUNTY OF BAY

This Warranty Deed Made **February 16, 2018**, by **Aqua Condominium Developers, Ltd, an Alabama limited partnership**, hereinafter referred to as the Grantor, whose post office address is: 3500 Eastern Boulevard, Montgomery, AL 36116, to

**Meguire Real Estate Investments, LLC, a Texas limited liability company** hereinafter collectively referred to as the Grantee, whose post office address is: 301 McKinney Street, Farmersville, TX 75442.

WITNESSETH: That said Grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Bay** County, Florida, viz:

**Unit No. 1404, Aqua, a Condominium, all as set forth in the Declaration of Condominium and the Exhibits attached thereto and forming a part thereof, recorded in Official Records Book 2933, Page 1829, 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.**

**Said property is not the homestead property of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.**

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 covenants to warrant and defend the title of the land hereby conveyed from any and all lawful claims which arise by, through or under him, but against no others, and that said land is free of all encumbrances, except taxes accruing subsequent to January 1, 2018 reservations, restrictions and easements of record, if any.

*(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)*

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 No. 1 Signature: Heather Hutto

Printed Name: Heather Hutto

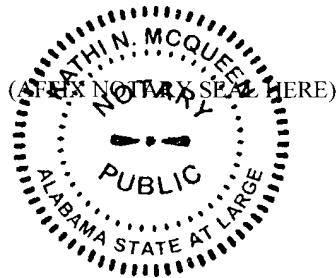
Witness No. 2 Signature: Jennifer P. Autrey Aqua Condominium Developers, Ltd,  
Printed Name: Jennifer P. Autrey an Alabama limited partnership  
authorized to transact business in  
the State of Florida

By: PC Condominium Management, Inc.,  
an Alabama corporation  
Its: General Partner

By: Jennifer P. Autrey  
Jennifer P. Autrey  
Its: Vice President

STATE OF ALABAMA  
COUNTY OF MONTGOMERY

The foregoing instrument was acknowledged before me this the 15<sup>th</sup> day of February, 2018, by Jennifer P. Autrey, as Vice President of PC Condominium Management, Inc., an Alabama corporation, as General Partner of Aqua Condominium Developers, Ltd, an Alabama limited partnership, who is known to me or who has produced \_\_\_\_\_ as photo identification.



Kathi N. McQueen  
Notary Public  
Printed Name: Kathi N. McQueen  
My Commission Expires: 01/09/21

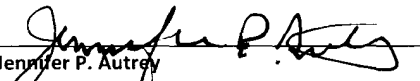
PREPARED BY AND RETURN TO:  
SETCO Services, LLC  
7714 Front Beach Road, Unit C  
Panama City Beach, FL 32407  
File B05801

Limited Partnership Affidavit

State of Florida  
County of Bay

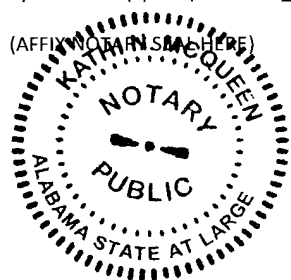
Before me, the undersigned notary, personally appeared **Jennifer P. Autrey** ("Affiant") who being by me first duly sworn, states as follows:

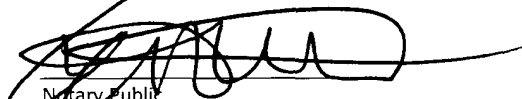
1. Affiant is the Vice President of PC Condominium Management, Inc., an Alabama corporation, the general partner of **Aqua Condominium Developers, Ltd**, a limited partnership formed under the laws of Alabama (the "Partnership").
2. The Partnership is the owner of the following described real property:  
**Unit No. 1404, Aqua, a Condominium, all as set forth in the Declaration of Condominium and the Exhibits attached thereto and forming a part thereof, recorded in Official Records Book 2933, Page 1829, 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 (the "Property").**
3. The Partnership has not been dissolved.
4. Affiant, is authorized to execute and deliver a deed and all other documents related to the sale or of the Property.
5. The deed is in the ordinary course of business and is not a sale or encumbrance of all or substantially all of the assets. In the alternative, consents have been obtained from all necessary partners.
6. Neither Affiant nor the Partnership has been a debtor in bankruptcy during the existence of the Partnership.
7. Under penalties of perjury, Affiant declares that he/she has read the foregoing document and that the facts stated in it are true.

  
Jennifer P. Autrey

STATE OF ALABAMA  
COUNTY OF MONTGOMERY

Sworn to and subscribed before me, this 15<sup>th</sup> day of February, 2018, by **Jennifer P. Autrey**, who  is personally known or ( ) has produced \_\_\_\_\_ as identification



  
Notary Public