

Record Deed: \$18.50
Deed Documentary Stamps: \$0.70
Total Paid: \$ 19.20

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Barker Williams, PLLC
60 Clayton Lane, Suite B
Santa Rosa Beach, FL 32459
Property Appraisers Parcel Identification (Folio) Number: 38335-497-154

WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 15th day of **December, 2017** by **George W. Showers Jr. and Gloria M. Showers, husband and wife**, whose mailing address is **2603 Kielder Shadow Court, Katy Texas 77494**, herein called the Grantor, to **Emerald Isle Number 1904, an Individual Series of GP – Series, LLC, a Texas Series Limited Liability Company, authorized to transact business in the State of Florida**, whose mailing address is **2603 Kielder Shadow Court, Katy Texas 77494**, hereinafter called the Grantee:

(Wherever 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)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, 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, State of Florida, viz.:

Condominium Unit 1904, EMERALD ISLE, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 2699, Page 1716, as amended from time to time, of the Public Records of Bay County, Florida.

Parcel Identification Number: 38335-497-154

Subject to easements, restrictions and reservations of record and taxes for the current and subsequent years.

Subject property is not the homestead property of the Grantor.

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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

[SIGNATURE PAGE FOLLOWS]

NOTE TO RECORDER - This is a conveyance of unencumbered real property to a series limited liability company owned entirely by the Grantors. Because there is no change in beneficial interest in this transaction, pursuant to Florida law, only minimal documentary stamp tax is due and being paid in this transaction. The scrivener makes no representation or warranty as to the title of the real property conveyed herein.

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

Signed, sealed and delivered in the presence of:

Stacey K. Skillman
Witness #1 Signature

Stacey K. Skillman
Witness #1 Printed Name

April Bradford
Witness #2 Signature

April Bradford
Witness #2 Printed Name

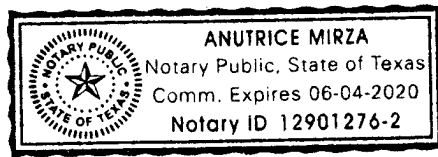
George W. Showers, Jr.
George W. Showers Jr.

Gloria M. Showers
Gloria M. Showers

STATE OF Texas
COUNTY OF FORT BEND

The foregoing instrument was acknowledged before me this 15th day of December, 2017 by George W. Showers Jr. and Gloria M. Showers who () are personally known to me or (✓) has produced valid Texas driver's licenses as identification.

SEAL



Anutrice Mirza
Notary Public

ANUTRICE MIRZA
Printed Notary Name

My Commission Expires: