

This Instrument Prepared by: Sue Webb
An Officer of Diamond Title Agency, Inc.
For Purposes of Title Insurance
File No. 18-35318J
Parcel ID No. 40000-300-039

Warranty Deed

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

Made *Dec, 5*, 2018, BETWEEN

John F. Sands, Jr. and Sandra A. Sands, husband and wife

whose post office address is: 1013 Bent Pine Court, Columbus, Georgia 31909
GRANTOR, and

Harold Sands and wife, Robin Sands

whose post office address is: 70 Needles Point, Cataula, Georgia 31804
GRANTEE

WITNESSETH: That the said grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, 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, successors and assigns forever, the following described land, situated, lying and being in Bay County, Florida to-wit:

Unit 529, Emerald Beach Resort Condominium I, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 2883, Page 586, and all amendments thereto, of the Public Records of Bay County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Subject to easements and restrictions of record, if any, which are specifically not extended or reimposed hereby.
Subject to 2019 taxes and assessments.

and 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, Grantor has hereunto set grantor's hand and seal the day and year first above written.

SIGNED, SEALED & DELIVERED
IN THE PRESENCE OF:

Cindy B Nichols
Print Witness Name: Cindy B Nichols

John F. Sands, Jr. (Seal)
John F. Sands, Jr.

April Evans
Print Witness Name: APRIL EVANS

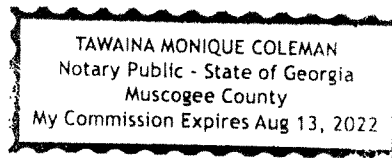
Sandra A. Sands (Seal)
Sandra A. Sands

STATE OF Georgia COUNTY OF Muscogee

I HEREBY CERTIFY, That on Dec 5th, 2018, before me personally appeared John F. Sands, Jr. and Sandra A. Sands, husband and wife, who is/are personally known to me or have produced the identification identified below, who is/are the person(s) described in and who executed the foregoing instrument, and who after being duly sworn say that the execution hereof is their free act and deed for the uses and purposes herein mentioned.

THIS INSTRUMENT ACKNOWLEDGED before me the undersigned Notary Public by my hand and official seal, the day and year last aforesaid.

- () To me personally known
- () Identified by Driver's License
- () Identified by _____



My Commission Expires: Aug 13 2022

Tawaina Monique Coleman
Notary Public

Commission No.: 00379654

Tawaina Monique Coleman
Please Print Or Type Name As It Appears