

Prepared By and Return To:
Novak Law Group, PLLC
402 Reid Avenue
Port St. Joe, FL 32456

File No. 19999-001

Property Appraiser's Parcel I.D. (folio) Number(s)

WARRANTY DEED

THIS WARRANTY DEED dated February 28, 2019, by Corry Family, LLC a Florida Limited Liability Company, whose post office address is 319 N. Duval Street, Quincy, FL 32351, hereinafter called the grantor, to Charles Riley and Edna Riley, husband and wife, whose post office address is 5087 Blue Springs Rd., Marianna, FL 32446, 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 \$ and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in BAY County, Florida, to wit:

See Exhibit "A" attached hereto and by this reference is made a part hereof.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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 fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: December 31, 2018.

WARRANTY DEED
(Continued)

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:

[Handwritten Signature]
(Witness Signature)

Zach Childs

Ida W. Barrett
(Witness Signature)

Ida W. Barrett

[Handwritten Signature]
John A. Corry, as Managing Member of
Corry Family, LLC, a Florida Limited Liability
Company

319 N. Duval Street
(Address)

Quincy, FL 32351
(Address)

STATE OF Florida

COUNTY OF GULF

I, *Ida W. Barrett*, a Notary Public of the County and State first above written, do hereby certify that John A. Corry, a Managing Member of Corry Family, LLC, a Florida Limited Liability Company personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the *28th* day of February, 2019.

Ida W. Barrett
Notary Public

My Commission Expires:

(SEAL)

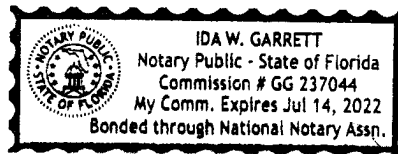


Exhibit "A"

The land referred to herein below is situated in the County of BAY, State of Florida, and described as follows:

The West 55 feet of Lot 3, Block 3 of MEXICO BEACH-UNIT NO. 6, according to the Plat thereof as recorded in Plat Book 7, Page(s) 75, of the Public Records of BAY County, Florida.

Also:

Lot 3, Block 3 of MEXICO BEACH-UNIT NO. 6, Less the West 55 feet according to the Plat thereof as recorded in Plat Book 7, Page(s) 75, of the Public Records of BAY County, Florida.

Also:

Lot 5, Block 2 of MEXICO BEACH-UNIT NO. 6, according to the Plat thereof as recorded in Plat Book 7, Page(s) 75, of the Public Records of BAY County, Florida.