

Prepared by:

Defender Title and Escrow Agency, LLC
2605 Thomas Drive, #215
Panama City Beach, FL 32408

File Number: 19-1190
Parcel ID: 40001-100-289

Warranty Deed

This Warranty Deed made this 4th day of June, 2019, between Palm Villas Reserve LLC, a Utah Limited Liability Company, (henceforth referred to as "Grantor") whose post office address is 4543 Holladay Boulevard, Holladay, UT 84117, and **Nancy Stokes, a single woman**, (henceforth referred to as "Grantee") of **8700 Front Beach Road, #9106, Panama City Beach, FL 32407:**

(Whenever 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, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration 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 and assigns forever, the following land, situate, lying and being in Bay County, Florida to wit.

Unit 9106 of Island Reserve, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 3018, Page 563, and all amendments thereto, of the Public Records of Bay County, Florida, together with an undivided interest in the common elements appurtenant thereto.

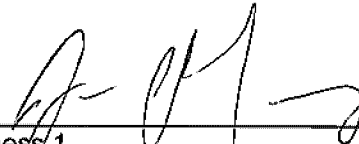
To Have and To Hold, the same in fee simple forever.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

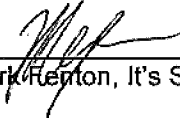
The Grantor hereby covenants with said Grantee, its heirs and/or assigns, that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the 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.

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


PALM VILLAS RESERVE, LLC
By: Franklin Management and Consulting, LLC
It's Manager



Witness 1
Printed Name: Jacob Morley

By: 

Mark Fenton, It's Sole Member



Witness 2
Printed Name: Eric Sorenson

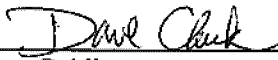
STATE OF UTAH

ACKNOWLEDGMENT

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this 17TH day of June, 2019 by Mark Fenton, the sole member of Franklin Management and Consulting, LLC, a Utah limited liability company, the Manager of Palm Villas Reserve, LLC, a Utah limited liability company who () was/were personally known to me, or (X) presented the following identification:

Drivers license 165595087



Notary Public

