

Prepared by and return to:

Maureen Richardson
SETCO Services, LLC
7714 Front Beach Road
Unit C
Panama City Beach, FL 32407
(850) 650-6161
File No PCB-19-582

Parcel Identification No 34799-736-000

Documentary Stamp Taxes were collected in the amount of 1,141.00 based on the purchase price of 163,000.00.

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

STATE OF FLORIDA
COUNTY OF BAY

This indenture made the 6th day of August, 2019 between Pink Rose Property Management LLC, an Iowa Limited Liability Company, whose post office address is 55356 310th Street, Huxley, IA 50124, Grantor, to Mark A. Patterson, a married man, whose post office address is 6544 Baxley Road, Milton, FL 32570, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) 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 and assigns forever, the following described land, situate, lying and being in Bay, Florida, to-wit:

Condominium Parcel: Unit 2810 of River Oaks Tennis Villas, a Condominium all as set forth in the Declaration of Condominium and the Exhibits annexed thereto and forming a part thereof, as recorded in Official Records Book 1396, Page(s) 584, et. seq., of the Public Records of Bay County, Florida. Together with all of its appurtenances according to the Declaration of 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.

Subject to taxes for 2019 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor 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 have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Maura Richardson
WITNESS

Chad Little
WITNESS

Pink Rose Property Management LLC, an Iowa Limited Liability Company

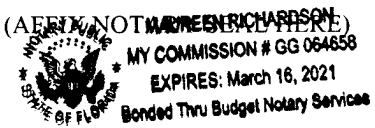
By: Troy Shoen
Troy Shoen, Managing Member

By: Valerie Shoen
Valerie Shoen, Managing Member

By: Judy Oltman
Judy Oltman, Managing Member

STATE OF Iowa
COUNTY OF Waukegan

The foregoing instrument was acknowledged before me this the 6th day of August, 2019, by Troy Shoen, Valerie Shoen and Judy Oltman as Managing Members of Pink Rose Property Management LLC, an Iowa Limited Liability Company, who is known to me or who has produced DUS as photo identification.



Maura Richardson
Notary Public
Printed Name: _____
My Commission Expires: 3-16-21