

Prepared by and return to:
John Royer
340 Jesse Jewell Pkwy., Suite 110
Gainesville, GA 30501

Property Appraisers ID No.:
30484-246-000

For Documentary Stamp Tax purposes
The consideration is \$105,000.00.
Documentary Stamp/Transfer taxes
were previously paid.

Cross Reference:
Deed Book 3253, Page 929
Bay County, Florida records

WARRANTY DEED

This **Warranty Deed** made this 25th day of July, 2019, by **Christopher F. Royer and Carlos Young**, hereinafter called the Grantor, to

Sarah Jill Taylor, an Unmarried Woman, whose post office address is 1943 Old York Hwy, East Dunlap, TN 37327, hereinafter called Grantee.

(Wherever used herein the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth: That the said Grantor, for and in consideration of the sum of \$10.00 and/or other valuable consideration, the 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, to-wit:

Unit 23 of The Oceanna, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 784, Page(s) 720, of the Public Records of Bay County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Property address: 8000 Surf Drive, Unit 23, Panama City Beach, FL 32408
Parcel ID No.: 30484-246-000

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 said 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; and that said land is free of all encumbrances, except taxes not yet due and payable.

In witness whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed & delivered in presence of:

Vivian A. Jackson
(Signature of first Witness)

Vivian A. Jackson
(Printed name of first Witness)

Kathryn R. Walker
(Signature of second Witness)

Kathryn R. Walker
(Printed name of second Witness)

Christopher F. Royer
Christopher F. Royer

Carlos Young by Christopher Royer as attorney-in-fact
Carlos Young, by Christopher F. Royer, as attorney-in-fact

STATE OF Georgia
COUNTY OF Coffee

The foregoing instrument was acknowledged before me, a notary public, this 25th day of July, 2019 by Christopher F. Royer and Carlos Young, who are personally known to me or who have produced Florida Driver's License, or who have produced _____ Driver's License, or who have produced _____ as identification.



Teresa H. Pridden
Notary Public in and for State of Georgia
Printed name: Teresa H. Pridden
My Commission expires: 9/20/2021

After Recording Return To:
John C. Royer
340 Jesse Jewell Parkway, Ste. 110
Gainesville, GA 30501

STATE OF Georgia
COUNTY OF Columbia

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I, CARLOS YOUNG, a resident of Columbia COUNTY, STATE of GEORGIA, do hereby nominate, constitute and appoint CHRISTOPHER F. ROYER as my true and lawful attorney-in-fact for me and in my name, place and stead, and for my use and benefit to do all of the following things and to exercise all of the following powers, to-wit:

1. To negotiate and execute a contract for Purchase and Sale, (the "Contract"), contract amendments and all other documents necessary or convenient in the judgment of my said attorney-in-fact for the purpose of selling real property known as Unit 23, Oceanna Condo, 8000 Surf Drive, Panama City Beach, FL 32408, (the "Property"), and being more particularly described in Exhibit "A" attached hereto, upon such terms as my said attorney-in-fact shall determine in his sole and absolute discretion.

2. To execute and deliver deeds, with or without warranty and all closing documents including, but not limited to, closing statements, acknowledgements, Seller's Affidavits, agreements, and any other document of every kind, character, and nature as may be necessary and convenient to consummate the sale of and convey title to the Property.

3. My said attorney-in-fact shall have the power to execute in my name and on my behalf any and all documents of whatever kind necessary to exercise the powers granted to her by this instrument, and is granted full power and authority to do and perform any and every act and wherever requisite or convenient to be done on my behalf as fully to all intents and purposes as I might or could do if personally present.

This Special Power of Attorney shall remain in full force and effect until revoked, or following the final disbursement of all funds and documents, after which date this instrument and the powers granted hereunder shall become null and void. This Power of Attorney shall not be affected by the subsequent incapacity of Principal except as provided in Section 709.08, Florida Statutes.

I hereby declare that any act or thing lawfully done hereunder related to the sale of the Property by my said attorney-in-fact shall be binding on me, my heirs, successors, assigns, executors, administrators, and personal representatives, and I hereby ratify and confirm everything my attorney-in-fact shall do by virtue of this Special Power of Attorney.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal this 18th day of April, 2019.

Signed, sealed and delivered in the presence of:

Freda Jackson
WITNESS:
(Print Name) Freda Jackson

Carlos Young
CARLOS YOUNG

Rob Bissell
WITNESS
(Print Name) Rob Bissell

STATE OF Georgia
COUNTY OF Columbia

I, Amy Liebsly, do hereby certify that CARLOS YOUNG personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal, this 18 day of April, 2019.

Amy Liebsly
Notary Public
My Commission Expires: 6/10/2022

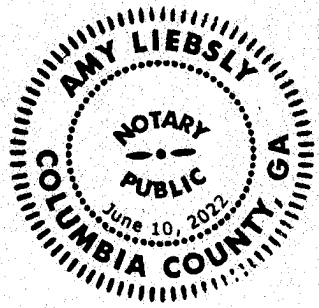


EXHIBIT "A"
(Legal Description)

Unit 23 of THE OCEANA, A CONDOMINIUM, according to the Declaration of Condominium thereof recorded in Official Records Book 784, Page 720, of the Public Records of Bay County, Florida, on the 19th day of May, 1980, together with all of the undivided share in common elements and appurtenances thereto, all according to said Declaration of Condominium and Exhibits attached thereto.

Kinsaul, Clerk Bay County, Florida Doc. D \$735.00 Doc M: \$297.50 Int. Tax \$170.00 Deputy Clerk DL Trans # 993282

Lease Purchase Agreement

THIS AGREEMENT (the "Agreement"), made this 8th day of July 2010, by and between Christopher F. Royer, as to his non-homestead property, and Carlos Young, as to his non-homestead property, collectively (the "Seller"), and Sarah Jill Taylor (the "Buyer").

WITNESSETH:

WHEREAS, The Buyer desires to lease with right to own a condominium unit described as Oceanna Condominium Unit 23 (the "Unit"), at 8000 Surf Drive, Panama City Beach, Florida 32408, and more particularly described as:

UNIT 23 OF THE OCEANNA, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 784, PAGE 720, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA, ON THE 19TH DAY OF MAY, 1980, TOGETHER WITH ALL OF THE APPURTENANCES THERETO, ALL ACCORDING TO SAID DECLARATION OF CONDOMINIUM AND EXHIBITS ATTACHED THERETO.

NOW THEREFORE, in consideration of the sums, promises and mutual undertakings, the parties agree as follows:

1. **Agreement for Lease Purchase.** The Seller agrees to lease to the Buyer with right to own the Unit.
2. **Home Sold "As Is".** The Buyer agrees that she has had the opportunity to inspect the Unit and its condition prior to signing the Agreement, and is satisfied with the same. The Unit includes the contents of the Unit at the time the Agreement is executed, and conveyance of the Unit by the Seller to the Buyer shall include such contents. The Buyer acknowledges that any repairs or improvements following the execution of the Agreement shall be made in accordance with the Agreement as described under Paragraphs 14 and 15. The Buyer further acknowledges that the Unit will be conveyed under the Agreement in the condition that the Unit is in at the time of conveyance "As Is".