

THIS INSTRUMENT PREPARED BY:

Davage J. Runnels, III
Hall & Runnels
4399 Commons Drive East
Suite 300
Destin, Florida 32541

19-0742

(The space above is provided for recording information)

WARRANTY DEED

THIS WARRANTY DEED made this 3rd day of August, 2019, between **Connie A. Spann Richards, a married person**, whose mailing address is 7505 Thomas Drive #1021, Panama City, Florida 32408, hereinafter referred to as "grantor", and **Parrastay Alpha, LLC, a Texas limited liability company**, whose mailing address is P.O. Box 201963, Austin, Texas 78720, hereinafter referred to as "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 Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Bay County, Florida, viz:

Condominium Unit E-404, SEACHASE, A Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Records Book 986, Page 428, and amended by documents recorded in Official Records Book 1023, Page 1859; Official Records Book 1349, Page 664 and Official Records Book 1466, Page 1054, as amended from time to time, of the Public Records of Bay County, Florida.

Parcel Identification No. 38333-516-000

This conveyance is made subject to covenants, conditions, restrictions and easements of record, if any, which may now affect the above described property, but this provision shall not operate to reimpose the same. Also subject to zoning regulations and ordinances, and to real estate taxes for the year 2019 and subsequent years.

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.

Said property is not the homestead 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.

AND Grantor hereby covenants with said grantee that 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, the said grantor has signed and sealed these presents the day and year first above written.

Signed, Sealed, and Delivered in our presence as witnesses:

[Signature]
witness #1 signature

Dwayne J Runnels III
print witness #1 name

[Signature]
Connie A. Spann Richards - Seller

[Signature]
witness #2 signature

William E. Holt
print witness #2 name

STATE OF Florida
COUNTY OF Bay

The foregoing instrument was acknowledged before me this 30 day of August, 2019, by Connie A. Spann Richards, a married person who: (Notary must check applicable box)

- is personally known to me.
- produced a current FL (state) driver's license as identification.
- produced _____ as identification.

[Signature]
Notary Public

print Notary Name
My Commission Expires: _____

