

Prepared By and Return To:

Novak Law Group, PLLC
402 Reid Avenue
Port St. Joe, FL 32456

File No. 19780-001

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

04502-000-000

WARRANTY DEED

THIS WARRANTY DEED dated 1-29-2020, by PBJJ, LLC, a Georgia Limited Liability Company, whose post office address is 656 Gainous Rd., Cairo, GA 39828, hereinafter called the grantor, to Mark T. Magan and Shannon L. Fischer, husband and wife, whose post office address is 7100 West State Road 64, Huntingburg, IN 47542, 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 \$10.00 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:

Lots 1, Block D, of MEXICO BEACH UNIT NO. 4, according to the Plat thereof, as recorded in Plat Book 7, Page 30, of the Public Records of Bay County, Florida. Together with that certain mobile home situate thereon.

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, 2019.

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:

Kimberly K Cooper
(Witness Signature)

Kimberly K Cooper
Printed Name

Vernon Cook
(Witness Signature)

Vernon Cook
Printed Name

PJB, LLC, a Georgia Limited Liability Company

BY: [Signature]
Phillip Drew, Authorized Person

656 Gainous Rd.
Cairo, GA 39828

STATE OF GA

COUNTY OF Grady

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 29 day of January 2020 by Phillip Drew, Authorized Person of PJB, LLC, a Georgia Limited Liability Company.

Kimberly K. Cooper
Notary Public

My Commission Expires: 3.22.2022

(SEAL)

