

THIS INSTRUMENT PREPARED BY:

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

20-0227

(The space above is provided for recording information)

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**WARRANTY DEED**

THIS WARRANTY DEED made this 3 day of april, 2020, between **ALDH & Associates, Inc., a Georgia corporation**, whose mailing address is 1000 Herrell Road, Villa Rica, Georgia 30180, hereinafter referred to as "grantor", and **Mark Robson, a married person, and Carol Copps, a married person, and Sarah Lynch, an unmarried woman**, whose mailing address is 971 Lemar Road, Newmarket Ontario, Canada L3y 1S2, , 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 No. 3109, BEACHVIEW VILLAS, a Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Record Book 1555, Page 507, as amended from time to time, of the Public Records of Bay County, Florida.

Parcel Identification No. 34799-809-000

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 2020 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.

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, 2019.

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:

ALDH & Associates, Inc., a Georgia corporation

Heather Shipley  
witness #1 signature  
Heather Shipley  
print witness #1 name

By: [Signature]  
Louis L. Downer, Jr.  
Its President

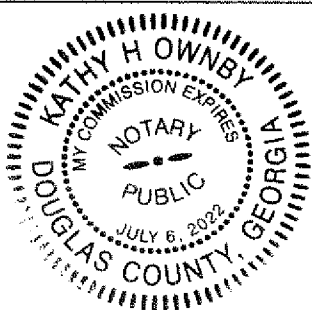
Judy C. Shipley  
witness #2 signature  
Judy C. Shipley  
print witness #2 name

STATE OF Georgia  
COUNTY OF Douglas

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 2nd day of April, 2020, by Louis L. Downer, Jr. as President of ALDH & Associates, Inc., a Georgia corporation, on behalf of the corporation, who: (Notary must check applicable box)

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

(notary seal)



Kathy H Ownby  
Notary Public  
Kathy H. Ownby  
print Notary Name  
My Commission Expires: 7/6/22