

**Prepared By and Return To:**

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

File No. 20828-001

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

04776-010-000

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**WARRANTY DEED**

THIS WARRANTY DEED dated 8-19-2020, by Cooper Lake, LLC, a Georgia Limited Liability Company, whose post office address is 1460 Woodstock Rd., Roswell, GA 30075, hereinafter called the grantor, to William A. May and Ashley P. May, husband and wife, whose post office address is 55 South Ojibwa Rd., Monticello, FL 32344, 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

Lot 5, Block 3, MEXICO BEACH SUBDIVISION UNIT NUMBER 8, according to the plat thereof as recorded in Plat Book 10, Page(s) 15, of the Public Records of Bay County, Florida.

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

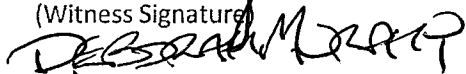
(Continued)

IN WHITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

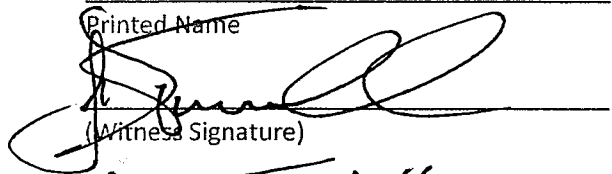
Signed, sealed and delivered in the presence of:



(Witness Signature)



Printed Name



(Witness Signature)



Printed Name

Cooper Lake, LLC, a Georgia Limited Liability Company

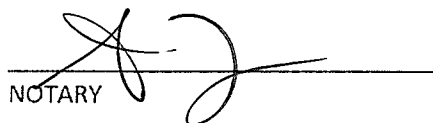


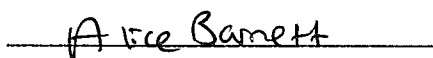
Kyle Cooper, Organizer

State of GA

County of Cherokee

The foregoing instrument was acknowledged before me by means of () physical presence or ( ) online notarization, this 18<sup>th</sup> day of August, 2020 by Kyle Cooper, Organizer of Cooper Lake, LLC, a Georgia Limited Liability Company who () is personally known to me or ( ) who has produced identification.

  
NOTARY

  
Printed Name

[Seal]

