

Prepared By and Return To:

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

File No. 20801-001

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

04823-010-020

WARRANTY DEED

THIS WARRANTY DEED dated September 9, 2020 by MB Sales, LLC, a Florida Limited Liability Company and Christopher L. Cathey, a married person, whose post office address is PO Box 13066, Mexico Beach, FL 32410, hereinafter called the grantor, to Michael W. Wills and Kimberly Wills, husband and wife, whose post office address is 8401 Morven Road, Hahira, GA 31632, 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

As shown on Exhibit A which is attached hereto and incorporated herein by reference.

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: .

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:

[Handwritten Signature]
(Witness Signature)

MARCES GUARD
Printed Name

[Handwritten Signature]
(Witness Signature)

Kristy Lee
Printed Name

MB Sales, LLC a Florida Limited Liability Company

[Handwritten Signature]
Zach Childs, Sole Managing Member

[Handwritten Signature]
Christopher L. Cathey

STATE OF FLORIDA

COUNTY OF Bay

The foregoing instrument was acknowledged before me by means of physical presence or () online notarization, this 1st day of September 2020 by Zach Childs, Sole Managing Member of MB Sales, LLC, a Florida Limited Liability Company and Christopher L. Cathey who are personally known to me or who () have produced identification.



[Handwritten Signature]
NOTARY

Kristy m lee
PRINTED NAME:

MY COMMISSION EXPIRES: January 29, 2021

WARRANTY DEED

(Continued)

EXHIBIT A

PARCEL "C" - Part of Lots 2 and 3, Mexico Beach Unit No. 10, a subdivision as per map or plat thereof recorded in Plat Book 10, Page 28 of the Public Records of Bay County, Florida and being described as follows:

Begin at a found 4" x 4" concrete monument #1999 marking the Southeasterly corner (also the most Easterly corner) of said Lot 3, said concrete monument being on the Southwesterly right-of-way of 32nd Street and being on a curve concave Southwesterly, run thence Northwesterly along said right-of-way and curve with a radius of 129.47 feet through a central angle of 08 Degrees 15'45", for an arc distance of 18.61 feet (chord of said arc being North 44 Degrees 31'32" West, 18.59 feet) to a found one-half inch iron rod (no identification) thence North 48 Degrees 37'03" West along said right-of-way for 25.55 feet to a found four inch by four inch concrete monument; thence leaving said right-of-way run thence South 45 Degrees 19'00" West for 92.47 feet to a found one-half inch iron rod and cap LB # 732; thence South 56 Degrees 06'25" East for 31.00 feet; thence North 67 Degrees 20'46" East for 91.47 feet to a set one half inch iron rod and cap LB #732 lying on the Southwesterly right of way boundary of 32nd Street and being on a curve concave to the Southwesterly, thence Northwesterly along said right of way and curve with a radius of 129.47 feet, through a central angle of 09 Degrees 16'24", for an arc distance of 20.89 feet (chord of said arc being North 35 Degrees 45'02" West 20.86 feet) to the Point of Beginning.

This is not the homestead of the Grantors.