

This Instrument Prepared by:
Holly Jalbert
SETCO Services, LLC
228 Brooks Street Southeast
Fort Walton Beach, FL 32548

After Recording Return to:
Theodore J. Canty and Dale Canty
50026 Alden
Canton, MI 48188

Parcel Identification Number:
33802-200-130

Documentary Stamp Taxes were collected
in the amount of 3136.00 based on the
purchase price of 448,000.00.

(Space Above This Line For Recording Data)

Special Warranty Deed

**STATE OF FLORIDA
COUNTY OF BAY**

THIS SPECIAL WARRANTY DEED (this "**Deed**") is made as of this **30th day of November, 2020** between **Judy Presley, a single woman and Calypso 1-1604 LLC, a Florida Limited Liability Company**, whose mailing address is **3734 Ronny Way, Gainesville, GA 30506** ("**Grantor**") to, **Theodore J. Canty and Dale Canty, husband and wife** whose mailing address is **50026 Alden, Canton, MI 48188** ("**Grantee**").

W I T N E S S E T H:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "**Property**") located and situated in Bay County, Florida and fully described as follows:

Unit 1-1604 of Calypso Towers I, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 2747, Page(s) 1687, and re-recorded in Official Records Book 2750, Page 1378, of the Public Records of Bay County, Florida, and any amendments thereto, together with its undivided share in the common elements.

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

SUBJECT to taxes for 2020 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation or reimposing same.

TO HAVE AND TO HOLD the same in fee simple forever.

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES:

GRANTOR:

Cody Stewart
WITNESS

Judy Presley
Judy Presley

PRINT NAME: Cody Stewart

Calypso 1-1604 LLC,
a Florida Limited Liability Company

Lynn Keller-Clements
WITNESS

PRINT NAME: Lynn Keller-Clements

Mark Yarbrough
By: Mark Yarbrough
Its: Managing Member

STATE OF FLORIDA
COUNTY OF OKALOOSA *Borg*

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 30th day of November, 2020, by Judy Presley and Mark Yarbrough, Managing Member of Calypso 1-1604 LLC, a Florida Limited Liability Company.

Cody Stewart
Signature of Notary Public
Print, Type/Stamp Name of Notary



CODY STEWART
Commission # GG 209207
Expires May 12, 2022
Bonded Thru Budget Notary Services

Personally Known: _____ OR Produced Identification: *D*

Type of Identification

Produced: *DL*