

Prepared by and Return to:
Fariba Byhardt
Fariba Byhardt Accounting & Taxes
850-276-4507

WARRANTY DEED

This Special Warranty Deed made this 10th day of February 2021, by **Mohammed H Rasheed & Shayma Salman**, as Grantor(s),

To **Pitts 944, LLC, a Florida limited liability company** whose address is: 944 Pitts Avenue Panama City, FL 32404 hereinafter called the "grantee":

(which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof 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**, to-wit:

HORNE MEMORY PLAT (1.05) BEG 1037.28' SWLY 166.42' SELY 50.50' SWLY OF INT. OF N. LI. OF S1/2 OF BLK 5 \$ S R/W LI U.S. HWY 98 FOR POB TH NWLY 25.15' ALG WLY R/W PITTS AVE SWLY 88' TO WATERS EDGE, SELY ALG WATERS TO PT. S. W. OF POB NELY 74.52' TO POB & PRC 29X29 DIRECTLY ELY OF SAID PCL -119C1- BLK 5 ORB 4253 P 2239

This deed is being recorded to wrap up the affairs of the Grantor, which is a dissolved Florida limited liability company.

Parcel Identification Number: 25717-030-000

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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, 2020.

In Witness Whereof, the grantor has hereunto set their set their hand(s) and seal(s) the day and year first above written.

Mohammed H Rasheed & Shayma Salman

Husband & Wife

[Signature]

Mohammed H Rasheed

[Signature]

Shayma Salman

Signed, Sealed and delivered in our presence:

[Signature]

Witness Signature

Print Name: Anthony CLARK

[Signature]

Witness Signature

Print Name: KeAndre' Wdford

State of Florida

County of Bay

The Foregoing Instrument Was Acknowledged before me on the 10th day of February 2021, by Mohammed H Rasheed & Shayma Salman who is/are personally known to me or who has/have produced the following as identification:

[Signature]

Notary Public

Printed Name:

My Commission expires:

