

Prepared by and Return to:
Mark Stockdale
MTI Title Insurance Agency, Inc.
11501 Hutchison Blvd., Suite 107
Panama City Beach, FL 32407

-Incidental to the issuance of title insurance

Property Appraiser's Parcel ID #30473-049-000
File- MFL-2241587
Consideration Amount \$319,000.00

CORPORATE WARRANTY DEED

This Indenture, Made this February 10, 2021 , between Villas at St. Thomas, LLC, a Georgia LLC whose business address is: 4118 Sasser Herod Rd., Dawson, GA 39842, hereinafter called the "Grantor"*, and John Anderson Cox and Ross Edward Fletcher, whose address is: 3701 Riverside Drive Unit 6, Tulsa, OK 74105, hereinafter called the "Grantee":

Witnesseth: That said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying, and being in Bay County, FL, and being further described as follows:

Condominium Unit Number 401 of VILLAS OF ST. THOMAS IV, a Condominium all as set forth in the Declaration of Condominium and the Exhibits annexed thereto and forming a part thereof, recorded in Official Records Book 972, Page 1550, of the Public Records of Bay County, Florida. The above description includes, but is not limited to, all appurtenances to the Condominium Unit above described, including the undivided interest in the common elements of said Condominium.

MORE COMMONLY KNOWN AS:8730 Thomas Drive, Unit 401, Panama City Beach, FL 32408

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*"Grantor" and "grantee" are used for singular or plural, as context requires.

Subject to easements, restrictions, and covenants of record, and real property taxes for the current year which are prorated.

In Witness Whereof, the said Grantor has hereunto set the Grantor's hand and seal the day and year first above written.

Villas at St. Thomas, LLC

By: C.H. Reese
C. H. Reese, Member

Victoria M Walsh
Witness #1 Signature

Victoria M Walsh
Witness #1 Print Name

Kim Roberts
Witness #2 Signature

Kim Roberts
Witness #2 Print Name

State of GEORGIA ; County of LEE

X The foregoing instrument was acknowledged before me by means of X physical presence or online notarization, this 9 day of FEBRUARY, 2021 by: C. H. Reese as Member of Villas at St. Thomas, LLC, who is/are authorized to execute the forgoing instrument, and is/are personally known by me or who has/have produced: Drivers license as identification.

K Mintz
Notary Public

My Commission Expires: 09/20/22

