

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 #30938-050-000
File- MFL-2241158
Consideration Amount \$979,000.00

CORPORATE WARRANTY DEED

This Indenture, Made this February 19, 2021, between North Lagoon Drive Partners, LLC, a Florida limited liability company, whose business address is: 7019 N. Lagoon Drive, Panama City Beach, FL 32408, hereinafter called the "Grantor"*, and Stacy Pippin and Christina Pippin, husband and wife, whose address is: 6649 North Lagoon Drive, Panama City Beach, FL 32408, 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:

Description of Unit 6649:

Commence at the Northeast corner of the Northwest Quarter of the Northwest Quarter of Section 9, Township 4 South, Range 15 West, Bay County, Florida, Thence South 00 Degrees 27 Minutes 15 Seconds East along the East line of said Northwest Quarter of the Northwest Quarter of Section 9 for 2073.52 feet to the centerline of North Lagoon Drive (100-Foot Right of Way); thence North 56 Degrees 22 Minutes 23 Seconds West along said centerline for 1035.00 feet; thence South 33 Degrees 37 Minutes 37 Seconds West for 50.00 feet to the Southerly Right of Way line of said North Lagoon Drive; thence South 56 Degrees 22 Minutes 23 Seconds East along said Southerly Right of Way line for 121.50 feet; thence South 33 Degrees 37 Minutes 37 Seconds West for 184.81 feet to the most Northerly corner of a building for the POINT OF BEGINNING. Thence clockwise along the edge of said building as follows: South 31 Degrees 28 Minutes 10 Seconds East for 23.25 feet; South 58 Degrees 06 Minutes 22 Seconds West for 7.21 feet; South 31 Degrees 01 Minutes 01 Seconds East for 11.04 feet; South 13 Degrees 34 Minutes 35 Seconds West for 30.15 feet; North 76 Degrees 25 Minutes 22 Seconds West for 23.05 feet; South 59 Degrees 04 Minutes 21 Seconds West for 7.00 feet; South 13 Degrees 59 Minutes 31 Seconds West for 5.10 feet; North 76 Degrees 32 Minutes 00 seconds West for 17.25 feet; North 13 degrees 32 Minutes 24 Seconds east for 45.30 feet; South 77 Degrees 08 Minutes 59 seconds East for 9.05 feet to a building corner; thence North 58 degrees 53 minutes 11 seconds East along the edge of said building and Easterly extension thereof for 8.03 feet to a building corner; thence North 31 Degrees 23 Minutes 56 Seconds West along said edge of building for 5.10 feet; thence North 58 degrees 46 Minutes 20 seconds East along said edge of building for 21.22 feet to the POINT OF BEGINNING.

Description of driveway easement for Unit 6649:

Commence at the Northeast corner of the Northwest Quarter of the Northwest Quarter Of Section 9, Township 4 South, Range 15 West, Bay County, Florida, thence South 00 Degrees 27 Minutes 15 Seconds East along the East line of said Northwest Quarter of the Northwest Quarter of Section 9 for 2073.52 feet to the centerline of North Lagoon Drive (100-Foot Right of Way); thence North 56 Degrees 22 Minutes 23 Seconds West along said centerline for 820.35 feet; thence South 33 Degrees 37 Minutes 37 Seconds West for 50.00 feet to the Southerly Right of Way line of said North Lagoon Drive; thence North 56 Degrees 22 Minutes 23 Seconds West for 214.66 feet; thence South 33 Degrees 37

Minutes 37 Seconds West for 193.16 feet; thence South 56 Degrees 22 Minutes 40 Seconds East for 47.02 feet to the beginning of a curve concave to the North, having a radius of 36.00 feet; thence Easterly along said curve for an arc distance of 34.02 feet, the chord of said arc bearing South 83 Degrees 27 Minutes 32 Seconds East for 32.77 feet to the POINT OF BEGINNING; thence continue Easterly along said curve for an arc distance of 10.97 feet, the chord of said arc bearing South 60 Degrees 44 Minutes 30 Seconds East for 10.92 feet; thence South 31 Degrees 28 Minutes 10 Seconds East for 43.43 feet; thence South 58 Degrees 46 Minutes 20 Seconds West for 19.02 feet; thence South 31 Degrees 23 Minutes 56 Seconds East for 5.10 feet; thence South 58 Degrees 53 Minutes 11 Seconds West for 7.20 feet; thence North 31 Degrees 23 Minutes 56 Seconds West for 10.60 feet; thence North 09 Degrees 39 Minutes 24 Seconds West for 41.16 feet to the POINT OF BEGINNING.

MORE COMMONLY KNOWN AS:6649 North Lagoon Drive, 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.

North Lagoon Drive Partners, LLC

By: [Signature]
Dennis Fuller, MGR-Authorized Agent

[Signature]
Witness #1 Signature
Mark Stockdale

Witness #1 Print Name

[Signature]
Witness #2 Signature
Pamela Van Horn

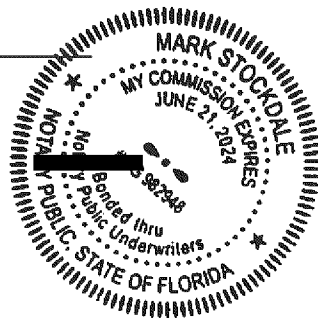
Witness #2 Print Name

State of Florida ; County of Bay

The foregoing instrument was acknowledged before me by means of X physical presence or online notarization, this February 19, 2021 by: Dennis Fuller, MGR-Authorized Agent of North Lagoon Drive Partners, LLC, a Florida limited liability company, who is/are authorized to execute the forgoing instrument, and is/are personally known by me or who has/have produced: as identification.

[Signature]
Notary Public

My Commission Expires: _____



Prepared by and Return to:

Resolution of the Members of an LLC to Sell Real Estate Through Unanimous Consent

Pursuant to the operating agreement of North Lagoon Drive Partners, LLC, a Florida limited liability company (LLC), an LLC organized under the laws of the State of Florida, the undersigned, constituting all the members of this LLC, do hereby unanimously resolve and consent in lieu of formal meeting to the following actions:

1. The LLC is hereby authorized to sell its real estate known or described as: 6649 North Lagoon Drive, Panama City Beach, FL 32408.
2. The LLC hereby appoints Dennis Fuller with full force and complete authority to perform any necessary act to sell the real property located at: 6649 North Lagoon Drive, Panama City Beach, FL 32408 and described as:

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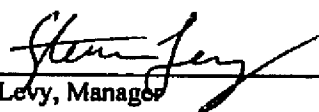
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All members hereby waive notice and meeting with regard to the above actions. This resolution shall have the same force and effect as a vote of the LLC members.



Dennis Fuller, Co-Manager

Lachona, LLC, a Georgia limited liability company
Co-Manager

By: 

Steven Levy, Manager