

After Recording Return to:
Christin Carmack
South Oak Title Panama City
2810 Martin Luther King Jr. Blvd
Suite A
Panama City, FL 32405

This Instrument Prepared by:
Christin Carmack
South Oak Title Panama City
2810 Martin Luther King Jr. Blvd
Suite A
Panama City, FL 32405
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
24431-000-000
File No.: 21-0212

WARRANTY DEED

This Warranty Deed, Made the 24th day of February, 2021, by **Nest Egg Strategies, LLC, a Florida Limited Liability Company**, whose post office address is: **P.O. Box 1151, Lynn Haven, FL 32444**, hereinafter called the "Grantor", to **Gary L. Skoch and Kelly B. Skoch, husband and wife** whose post office address is: **5204 Lee Drive, Panama City, FL 32404**, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **One Hundred Seventy Eight Thousand Dollars and No Cents (\$178,000.00)** 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:

Beginning at a point which is 320 feet West of the Southeast corner of Lot 51, according to St. Andrews Bay Development Company's Plat of Section 12, Township 4 South, Range 14 West, Bay County, Florida; thence North 140 feet; thence West 80 feet; thence South 140 feet; thence East 80 feet to the Point of Beginning.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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 2021, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: Sheila Wambo NEST EGG STRATEGIES, LLC, a Florida Limited
Printed Name: Sheila Wambo Liability Company

David A Bowers
David A Bowers
Manager

Witness Signature: Shannon Howard
Printed Name: Shannon Howard

State of Florida
County of BAY

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24 day of February, 2021 by David A Bowers, as Manager of Nest Egg Strategies, LLC, a Florida Limited Liability Company. He is ☒ Personally Known OR ☐ Produced as Identification.

E. Todd Pyron
Notary Public Signature
Printed Name: E. Todd Pyron
My Commission Expires: 5/27/23



ERIC TODD PYRON
Commission # GG 338894
Expires May 27, 2023
Bonded Thru Budget Notary Services

☐ Online Notary (Check Box if acknowledgment done by Online Notarization)