

Prepared by and return to:

Maureen Richardson
SETCO Services, LLC
7714 Front Beach Road
Unit C
Panama City Beach, FL 32407
(850) 650-6161
File No PCB-21-2663

Parcel Identification No 40001-150-013

Documentary Stamp Taxes were collected in the amount of 2,618.00 based on the purchase price of 374,000.00.

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

STATE OF FLORIDA
COUNTY OF BAY

This indenture made the 5th day of March, 2021 between MS Property Management LLC, a Georgia Limited Liability Company, whose post office address is 179 Hammers Glen Drive, Homer, GA 30547, Grantor, to In With The Tide, LLC, a Florida Limited Liability Company, whose post office address is 17281 Front Beach Road, 302, Panama City Beach, FL 32413, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations 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, Florida, to-wit:

Unit 304 of Palazzo, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 3018, Page(s) 748, of the Public Records of Bay County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Said property is not the homestead property of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2021 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Witness #1

Maureen Richardson
Signature:

Print name: Maureen Richardson

Witness #2

Daniel C. Johnson
Signature:

Print name: DANIEL C. JOHNSON

MS Property Management LLC, a Georgia Limited Liability Company

X By: Tony Murphy
Tony Murphy, Manager

STATE OF Georgia
COUNTY OF Barry

The foregoing instrument was acknowledged before me by means of physical presence or () online notarization this 5 day of March, 2021, by Tony Murphy as Manager of MS Property Management LLC, a Georgia Limited Liability Company, who is known to me or who has produced DC as photo identification.

(AFFIX NOTARY SEAL HERE)

Maureen Richardson
Notary Public
Printed Name: _____
My Commission Expires: _____

