

**This Instrument Prepared by: Paco Schulz
An Officer of Diamond Title Agency, Inc.
For Purposes of Title Insurance
File No. 21-38914
Parcel ID No. 34800-472-000**

Warranty Deed

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

Made March 01, 2021, BETWEEN

Fred V. Payne and Ivy Payne, husband and wife

whose post office address is: 265 Westcourt Place, Unit 501, Waterloo, Ontario, Canada N2L 6E4,
GRANTOR, and

H&N Farm, LLC, a Texas limited liability company

whose post office address is: 204 Homestead Drive, Palestine, Texas 75801
GRANTEE

WITNESSETH: That the said grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, 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, successors and assigns forever, the following described land, situated, lying and being in Bay County, Florida to-wit:

Unit 909, Edgewater Tower III, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1269, Page 31, and re-recorded in Official Records Book 1269, Page 238, and all amendments thereto, of the Public Records of Bay County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Subject to easements and restrictions of record, if any, which are specifically not extended or reimposed hereby.
Subject to 2021 taxes and assessments.

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.

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

SIGNED, SEALED & DELIVERED
IN THE PRESENCE OF:

[Signature]
Witness #1 signature

WAYNE LEONARD BOEHLER
Print Witness Name

[Signature] (Seal)
Fred V. Payne

[Signature]
Witness #2 signature

Melissa Bauer
Print Witness Name

[Signature] (Seal)
Ivy Payne

PROV
~~STATE~~ OF ONTARIO

COUNTY OF WATERLOO

The foregoing instrument was acknowledged before me by means of physical presence of () online notarization, this FEB 25, 2021, by Fred V. Payne and Ivy Payne, who is/are personally known to me or have produced the identification identified below, who is/are the person(s) described in and who executed the foregoing instrument, and who after being duly sworn say that the execution hereof is their free act and deed for the uses and purposes herein mentioned.

- To me personally known
- Identified by Driver's License
- Identified by _____

My Commission Expires: _____

Commission No.: _____

[Signature]
Notary Public

WAYNE LEONARD BOEHLER
Please Print Or Type Name As It Appears

