

This Instrument Prepared by & Return to:

Angie Cannady
South Oak Title Panama City Beach
13800 Panama City Beach Parkway, Unit 117
Panama City Beach, FL 32407
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):
40000-850-008, 40000-850-020, 40000-850-026, and 40000-850-032
File No.: 21-1155

WARRANTY DEED

This Warranty Deed, Made the 31st day of March, 2021, by **Jason P. Oakes, Not Personally but as Trustee on Behalf of the Jason P. Oakes Revocable Trust Dated November 17, 2011**, having its place of business at **P. O. Box 1085, PC, FL 32402**, hereinafter called the "Grantor", to **Gusta F LLC**, whose post office address is: **665 S. Pear Orchard, U106-127, Ridgeland, FL 39157**, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **One Million One Hundred Thousand Dollars and No Cents (\$1,100,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, by these presents grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Bay** County, Florida, to wit:

Parcel 1: Unit 206, of Marina Landing, a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 2975, Page 1374, as amended from time to time, of the Public Records of Bay County, Florida.

Parcel 2: Unit 406, of Marina Landing, a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 2975, Page 1374, as amended from time to time, of the Public Records of Bay County, Florida.

Parcel 3: Unit 506, of Marina Landing, a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 2975, Page 1374, as amended from time to time, of the Public Records of Bay County, Florida.

Parcel 4: Unit 606, of Marina Landing, a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 2975, Page 1374, as amended from time to time, of the Public Records of Bay County, Florida.

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.

(Wherever used herein the terms "Grantor" and "Grantee" included all the parties to this instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of the Trust.)

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES

TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: *Angela Cannady*
Printed Name: Angela Cannady

THE JASON P. OAKES REVOCABLE TRUST
DATED NOVEMBER 17, 2011

Witness Signature: *Larry Porter*
Printed Name: Larry Porter

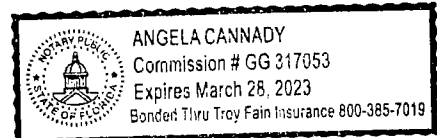
Jason P. Oakes
Jason P. Oakes, Trustee

State of Florida
County of Bay

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 31st day of March, 2021 by Jason P. Oakes as Trustee of The Jason P. Oakes Revocable Trust Dated November 17, 2011, on behalf of the the Trust.. He/She/They is/are Personally Known OR Produced _____ as Identification.

Angela Cannady
Notary Public Signature
Printed Name: Angela Cannady
My Commission Expires: _____

(SEAL)



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