

Prepared by and return to:

Sarah R. Hess
Law Office of Brian D. Hess
9108 Front Beach Road
Panama City Beach, FL 32407

File Number: 200530

Consideration: No New Doc Stamps Due.

This Deed is being re-recorded to correct that deed recorded in ORB 4390
PG 510 where page one was cutoff in the initial scanning process.

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 12th day of April, 2021, between HWY 79, LLC, a Mississippi Limited Liability Company, whose post office address is 161 North Mill Creek Road, Sumrall, MS, 39482, grantor, and 850 Rental Properties LLC, a Florida Limited Liability Company, whose post office address is 463 Clareon Drive, Panama City Beach, FL 32461, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 the Bay County, Florida, to-wit:

PARCEL 1:

Begin at the SW corner of the NW 1/4 of Section 9, Township 2 South, Range 16 West, Bay County, Florida and run N 00°01'52" E along the Section line a distance of 150.00 feet; thence run N 89°47'32" E, 242.98 feet to the West right of way line of State Road 79, said point being on a curve having a radius of 17,233.80 feet, a delta angle of 0°24'27"; thence run S 09°57'17" E along a chord bearing a distance of 122.53 feet to end of said curve; thence run S 10°09'30" E along said right of way line 29.68 feet to the South line of the NW 1/4 of said Section 9; thence run S89°47'32" W along said line 269.48 feet to the point of beginning.

LESS AND EXCEPT: That portion of the above described property conveyed to the State of Florida Department of Transportation by Deed recorded in Official Records Book 2993, Page 819, in the Public Records of Bay County, Florida.

PARCEL 2:

That part of the South Half of the South Half of the Southwest Quarter of the Northwest Quarter of Section 9, Township 2 South, Range 16 West, lying West of State Highway #79, Bay County, Florida.

LESS AND EXCEPT: Begin at the SW Corner of the NW 1/4 of Section 9, Township 2 South, Range 16 West, Bay County, Florida and run N 00°01'52" E along the Section line a distance of 150.00 feet; thence run N 89°47'32" E, 242.98 feet to the West right of way line of State Road 79, said point being on a curve having a radius of 17,233.80 feet, a delta angle of 0°24'27"; thence run S09°57'17" E along a chord bearing a distance of 122.53 feet to end of said curve; thence run S10°09'30" E along said right of way line 29.68 feet to the South line of the NW 1/4 of said Section 9; thence run S 89°47'32" W along said line 269.48 feet to the Point of Beginning.

ALSO LESS AND EXCEPT: That portion of the above described property conveyed to the State of Florida Department of Transportation by Deed recorded in Official Records Book 2993, Page 821, in the Public Records of Bay County, Florida.

Parcel Identification Numbers: 32446-002-000 and 32446-000-000

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 December 31, 2020.

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

Signed, sealed and delivered in our presence:

Marco T. Cooper
Witness Signature

Marco T. Cooper
Witness Name

HWY 79, LLC, a Mississippi Limited Liability Company

Sarah Hess
Witness Signature

By: Earnest L. Harrington
Earnest L. Harrington, Manager

Sarah Hess
Witness Name

STATE OF FLORIDA
COUNTY OF Bay

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12th day of April, 2021, by Earnest L. Harrington as Manager for HWY 79, LLC, a Mississippi Limited Liability Company.



Sarah Hess
(Signature of Notary Public)

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification

Type of Identification Produced Mississippi DL