

THIS INSTRUMENT PREPARED BY,
RECORDED AND RETURN TO:
The Critzer Law Firm PA
Attorneys and Counselors at Law
12889 US Highway 98 West
Unit 110A
Miramar Beach, FL 32550

This is a purchase and sale transaction and Florida Documentary tax stamps were calculated on the purchase price of \$649,000.00, and \$4,543.00 was collected on this transaction.

Parcel ID No. 40001-250-035

[SPACE ABOVE RESERVED FOR CLERK USE]

WARRANTY DEED

STATE OF FLORIDA

COUNTY OF BAY

THIS WARRANTY DEED, is made this 9 day of June, 2021, by and between **Hamid R. Chimeh, a single person**, whose address is: 120 S Cloudview Rd SE, Rome, GA 30161, hereinafter referred to as "Grantor," and

Easy Rest, Inc., a Texas Limited Liability Company, whose post office address is: 2801 Market Street, Galveston, TX 77550, hereinafter referred to as the "Grantee."

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is acknowledged, conveys to Grantee, Grantee's successors and assigns forever, the following legally described land, situate, lying and being in **Bay County, Florida** (the "Property"):

Unit No. 909 of Ocean Reef, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 3042, Page 236, of the Public Records of Bay County, Florida, and all amendments thereto, together with its undivided share in the common elements. Together with exclusive use of Parking Space No. 25 on the Third Level Parking Garage.

THE PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR(S).

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 January 1, 2021 reservations, restrictions and easements of record, if any.

Signed, Sealed and Delivered
in the Presence of:

Amy Birnie
Witness No. 1 Printed Name: Amy Birnie

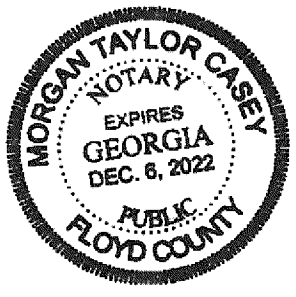
X Hamid R. Chimeh
Hamid R. Chimeh

Melea Harper
Witness No. 2 Printed Name: Melea Harper

State of Georgia
County of Floyd

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 9 day of June, 2021 by Hamid R. Chimeh who is personally known or has produced a driver's license as identification.

[Seal]



Morgan Taylor Casey
Notary Public
Print Name: Morgan Taylor Casey
My Commission Expires: 12/06/2022