

Prepared by and Return to:  
Allison Carter  
MTI Title Insurance Agency, Inc.  
11501 Hutchison Blvd., Suite 107  
Panama City Beach, FL 32407

-Incidental to the issuance of title insurance

Property Appraiser's Parcel ID #34990-139-000  
File- MFL-2244816  
Consideration Amount \$339,900.00

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### WARRANTY DEED

This Indenture, Made this 29th day of June, 2021, between Sandcastle Properties LLC, a Kentucky limited liability company, whose post office address is: 4898 Faulkirk Lane , Lexington, KY 40515, hereinafter called the "Grantor"\*, and, Julie A. Longton and William A. Longton, husband and wife, whose post office address is: 20 Carver Avenue Norwich CT 06360-3316 hereinafter called the "Grantee":

**Witnesseth:** That said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, 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 County, FL, and being further described as follows:

**Condominium Unit C-506, Boardwalk Central, a Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Records Book 2599, Page 84, as amended from time to time, of the Public Records of Bay County, Florida.**

Property Address: 9450 South Thomas Drive, Unit 506D, Panama City Beach, FL 32408

**Said property is not the homestead of the grantor under the laws and constitution of the State of Florida in that neither grantor nor any member of the household of grantor resides thereon.**

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.

\*"Grantor" and "grantee" are used for singular or plural, as context requires.

Subject to easements, restrictions, and covenants of record, and real property taxes for the current year which are prorated.

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

Sandcastle Properties LLC

By: Gregory L. Anderson  
Gregory L. Anderson, Managing Member

By: Douglas S. Hardy  
Douglas S. Hardy, Managing Member

Richard Payne White  
Witness #1 Signature

Richard Payne White  
Witness #1 Print Name

Carolanne Murphey  
Witness #2 Signature

CAROLANNE MURPHEY  
Witness #2 Print Name

State of KENTUCKY; County of FAYETTE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or \_\_\_\_\_  
online notarization, this 9TH day of JUNE, 2021 by:  
GREGORY L. ANDERSON as DOUGLAS S. HARDY of Sandcastle Properties LLC, a  
Kentucky limited liability company, who is/are authorized to execute the forgoing instrument, and is/are personally  
known by me or who has/have produced: KY DRIVERS LICENSE as identification.

Brenda J. Payne White  
Notary Public

My Commission Expires: 02/26/2023

