

Prepared by:
Ashley Chapman, an employee of
Rodgers-Kiefer Title,
327 S. Co. Hwy. 393, Unit 202
Santa Rosa Beach, Florida 32459

File Number: 18-C0112

Warranty Deed

THIS WARRANTY DEED, made this July 19, 2021 between **Calypso Tower III, LLC, a Florida limited liability company**, whose post office address is: P.O. Box 681463, Prattville, Alabama 36068 , Grantor and **Margaret Ishee, a married woman**, whose post office address is: 3303 Mount Vernon Ct., Ocean Springs, Mississippi 39564, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, granted, bargained, sold, remised, released, conveyed and confirmed unto said Grantee, its successors and assigns forever, the following described land, situate, lying and being in the County of Bay, State of Florida, to wit:

Condominium Unit 1007, TOWER III AT CALYPSO RESORT, a Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Record Book 4368, Page 1381, as amended from time to time, of the Public Records of BAY County, Florida.

Parcel Identification Number: **33756-000-000**

SUBJECT, however, to all reservations, covenants, conditions, restrictions, and easements of record and to all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.


AND Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; and that the land is free and clear of all encumbrances except taxes accruing subsequent to December 31, 2020.

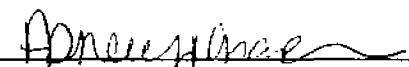
AND the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

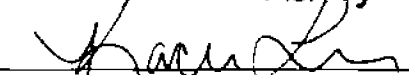
IN WITNESS THEREOF, the said Grantor has caused this instrument to be executed in its name by its duly authorized manager/member on the day and year first above written.

Calypso Tower III, LLC, a Florida limited liability company

Signed and Sealed in Our Presence:

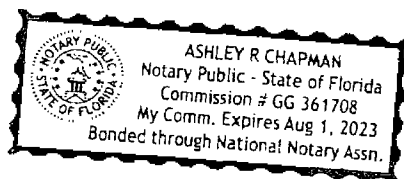

By: William H. Smith
Its: Authorized Signatory



Witness Signature
Printed Name: Ashley R. Chapman


Witness Signature
Printed Name: Kacie Larock

State of Florida
County of Walton

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19 day of July, 2021, by William H. Smith, as Authorized Signatory of Calypso Tower III, LLC, a Florida limited liability company. He is personally known to me.



 (Seal)
Notary Public
Notary Printed Name: Ashley R. Chapman
My Commission Expires: _____