

Prepared by and Return to:
Mark Stockdale
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 #38461-490-019
File- MFL-2247046
Consideration Amount \$320,000.00

WARRANTY DEED

This Indenture, Made this July 23, 2021 between Gary W. Johnson and Rita Johnson, husband and wife, whose post office address is: 4731 Baywood Drive , Lynn Haven, FL 32444, hereinafter called the "Grantor"*, and, Blue Sage Group, LLC, whose post office address is: 337 Blue Sage Road , Panama City Beach, FL 32413, 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 No. L-3, of Southwind II, a Condominium, all as set forth in the Declaration of Condominium and the exhibits annexed thereto and forming a part thereof; recorded in Official Records Book 1036, Page 546, of the Public Records of Bay County, Florida. The above description includes, but is not limited to, all appurtenances to the Condominium unit above described, including the undivided interest in the common elements of said Condominium.

Property Address: 17670 Front Beach Road, Unit L3, Panama City Beach, FL 32413

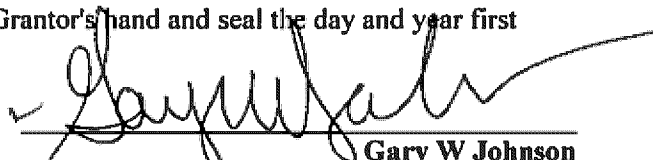
Property is the homestead of the Grantor(s).

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.

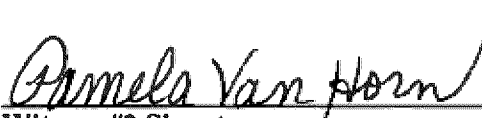
Subject to easements, restrictions, and covenants of record, and real property taxes for the current year which are prorated.

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


Gary W Johnson



Witness #1 Signature

Mark Stockdale
Witness #1 Print Name

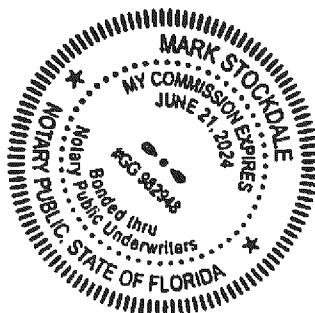

Witness #2 Signature
Pamela Van Horn
Witness #2 Print Name

State of FLORIDA ; County of Bt

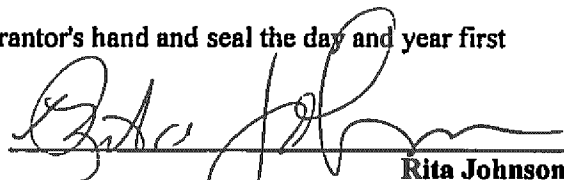
The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 23 day of July, 2021 by: Gary W. Johnson who is/are personally known by me or who has/have produced: DL as identification.


Notary Public

My Commission Expires: _____



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


Rita Johnson


Witness #1 Signature

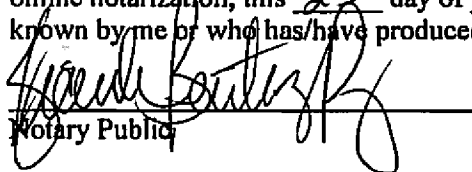
Erizde Rios
Witness #1 Print Name


Witness #2 Signature

Briceida B. Perez
Witness #2 Print Name

State of Virginia ; County of Frederick

X The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 23 day of July, 2021 by: Rita Johnson, who is/are personally known by me or who has/have produced: Florida Driver License as identification.


Notary Public

My Commission Expires: Nov 30, 2022

BRICEIDA BENTEZ PEREZ
NOTARY PUBLIC
REG. #7587750
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES NOVEMBER 30, 2022