

THIS INSTRUMENT PREPARED BY:

Holly K Melzer Esq
Barron & Redding, P.A.
220 McKenzie Avenue
Panama City, FL 32401

RE# 20987-000-000, 20988-000-000

WARRANTY DEED

THIS WARRANTY DEED is made this 9th day of August, 2021 between **MADHUSUDHAN REDDY SABOLE**, whose mailing address is 803 S. Green Street, Thomaston, GA 30286 ("Grantor"), and **PANAMA CITY OPPORTUNITY FUND, LLC, A FLORIDA LIMITED LIABILITY COMPANY** whose mailing address is 416 S. Bonita Ave., Panama City, FL 32401 ("Grantee"),

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, paid by Grantee to Grantor, the receipt and sufficiency of which Grantor hereby acknowledges, does hereby grant, bargain, and sell to the Grantee, and Grantee's heirs forever, the following described real property, situate, lying, and being in the County of Bay, State of Florida, to-wit:

PARCEL 1

Beginning at the point of intersection of the South right of way line of Cherry Street with the Southwest right of way line of Bonita Avenue and running a distance of 100.48 feet in a Westerly direction, along said South right of way line of Cherry Street to a point; thence in a Southerly direction a distance of 100.00 feet to a point; thence in an Easterly direction and parallel to said South right of way line of Cherry Street, a distance of 180.1 feet to a point on said Southwest right of way line of Bonita Avenue; thence in a Northwesterly direction along said Southwest right of way line of Bonita Avenue, a distance of 127.65 feet to the point of beginning, being a part of Lots 7, 8, 9, 10 and 11, Block 54 of BUNKERS COVE, as recorded in Plat Book 1, page 58, of the Public Records of Bay County, Florida.

PARCEL 2

Commence at the point of intersection of the South right of way line of Cherry Street and the Southwest right of way line of Bonita Avenue; thence run 100.48 feet, Westerly, along the said South right of way line of Cherry Street; thence run South 100.0 feet, perpendicular to said Cherry Street, to the point of beginning of this parcel; thence continue South, perpendicular to said Cherry Street, 50 feet, to the North line of a 15 foot alley; thence run East, parallel to said Cherry Street, 108.1 feet; thence run North perpendicular to said Cherry Street, 50 feet; thence run West parallel to said Cherry Street, 108.1 feet to the point of beginning of this description. Being a part of Lots 7, 8 and 9, Block 54, corrected plat of H. L. Sudduth's Second Addition to Panama City, as per plat on file in the Office of the Clerk of the Circuit Court, Bay County, Florida, in Plat book 1, Page 58.

(the "Property").

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.

SUBJECT TO easements and restrictions of record, if any, and taxes for the current year.

The Property described herein is not the homestead of the Grantor, and neither the grantor nor the grantor's spouse, nor anyone for whose support the grantor is responsible, resides on or adjacent to said Property.

GRANTOR does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed on the day and year first above written.

Signed, sealed & delivered in the presence of:

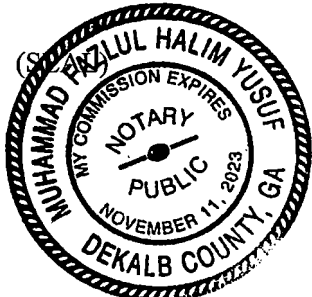
1) Bezawit Lankano
Witness 1
Print Name: Bezawit

[Signature]
Madhusudhan Reddy Sabole

2) M.R. Karthik
Witness 2
Print Name: RAGHUVIERA KARTHIK MADIREDDY

STATE OF GEORGIA
COUNTY OF DEKALB

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 5TH day of August, 2021, by Madhusudhan Reddy Sabole, who: (notary must check applicable box) is personally known to me; produced a current Georgia driver's license as identification; or produced D. License of Gr. A as identification.



[Signature] 08/05/2021
(Print Name) MUHAMMAD F. H. YUSUF
Notary Public
Commission # 11-11-202
My Commission Expires: 11-11-2021