

Prepared by and return to:

Maureen Richardson
SETCO Services, LLC
7714 Front Beach Road
Unit C
Panama City Beach, FL 32407
(850) 650-6161
File No PCB-21-3471

Documentary Stamp Taxes were collected in the amount of 3,850.00 based on the purchase price of 550,000.00.

Parcel Identification No 40000-550-131

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

STATE OF FLORIDA
COUNTY OF BAY

This indenture made the 25th day of August, 2021 between Meguire Real Estate Investments, LLC a Texas limited liability company, whose post office address is 301 McKinney St, farmersville, TX 75442, Grantor, to Timothy James Sperbeck and Valerie Dawn Sperbeck, husband and wife, whose post office address is 1808 Mapmaker Drive, Dacula, GA 30019, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Bay, Florida, to-wit:

Unit No. 1404, Aqua, a Condominium, all as set forth in the Declaration of Condominium and the Exhibits attached thereto and forming a part thereof, recorded in Official Records Book 2933, Page 1829, 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.

Said property is not the homestead property of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2021 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Witness #1

Diana Billingsley
Signature:

Print name: Diana Billingsley

Witness #2

Russell R Douglas
Signature:

Print name: RUSSELL R. DOUGLAS

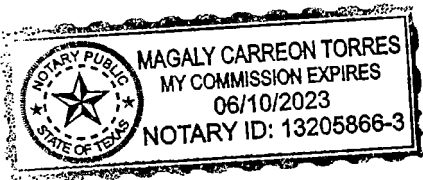
Meguire Real Estate Investments, LLC a Texas limited liability company

By: *Kevin D. Meguire*
Kevin D. Meguire, Manager

STATE OF Texas
COUNTY OF Collin

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 19 day of August, 2021, by Kevin D. Meguire, as Manager of Meguire Real Estate Investments, LLC a Texas limited liability company, who is known to me or who has produced license as photo identification.
driver's

(AFFIX NOTARY SEAL HERE)



Magaly Torres
Notary Public
Printed Name: Magaly Torres
My Commission Expires: 6-10-2023