

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Clark Partington

1414 County Hwy 283 S, Suite B

Santa Rosa Beach,

File No.: 219223A

Portfolio No. 32611-940-000

Note to Recorder: The consideration paid on the deed is \$50,000.00 and documentary stamp taxes in the amount of \$350.00 are being paid as required pursuant to Section 201.02, Florida Statutes.

SPECIAL WARRANTY DEED

On this 19th day of August, 2021, for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the undersigned, **RIVERCAMPS DEVELOPMENT, LLC**, a Florida limited liability company ("Grantor"), whose address is 130 Richard Jackson Boulevard, Suite 200, Panama City Beach, Florida 32407, hereby grants to **MARTELLE HOMES, LLC**, a Florida limited liability company, whose address is 12815 Emerald Coast Pkwy., Suite 106, Miramar Beach, FL 32550 , and **STEPHEN LEWIS** ("Grantee"), that certain real property situated in Bay County, Florida, more particularly described as follows (the "Land").

LOT 263, OF RIVERCAMPS ON CROOKED CREEK UNIT 5, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGES 21-35, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA. TOGETHER WITH all improvements, easements, rights, liberties, privileges, hereditaments, remainders, rents, issues, profits and royalties therefrom in anywise belonging to Grantor, subject to the matters and rights noted herein.

SUBJECT TO: All general and special real property taxes and other assessments (including all subsequent assessments for prior years due to changes in the use or ownership, or both), reservations in patents, water rights, claims or titles to water and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, and other matters of record or to which reference is made in the public record, zoning and other regulatory laws and ordinances affecting the Land, and such matters which a current accurate survey and an inspection of the Land would reveal.

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

AND the Grantor hereby covenants with said Grantee that it is lawfully seized of the Land hereby conveyed in fee simple; that it has good right and lawful authority to sell and convey said Land; that it hereby specially warrants the title to said Land and will defend the same against the lawful claims of any persons claiming by, through or under the said Grantor and no others, subject to the matters set forth above.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, Grantor has caused these presents to be signed in its name by its proper officers, and its corporate seal to be affixed, the day and year first above written.

Signed, sealed and delivered in the presence of:

GRANTOR:

Christine McCure
Signature of Witness

Christine McCure

RIVERCAMPS DEVELOPMENT, LLC,
a Florida limited liability company

By: *Bridget Precise*
Bridget Precise, President

Print Name of Witness

Mary Zombori

Signature of Witness

Mary Zombori

Print Name of Witness

STATE OF FLORIDA

:

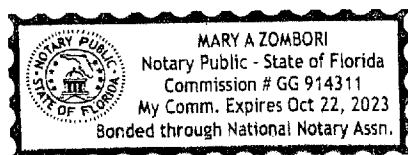
COUNTY OF

BAY

:

SS.

The foregoing instrument was acknowledged before me by means of physical presence this *19th* day of *August, 2021*, by Bridget Precise, as President of Rivercamps Development, LLC, a Florida limited liability company. She is personally known to me or has produced _____ as identification and who did (did not) take an oath.



Mary A. Zombori

Signature of Notary

Mary A. Zombori

Printed Name of Notary

Commission Number