

**THIS INSTRUMENT PREPARED BY:**

**Charles A. Costin, Esquire**  
**413 Williams Avenue**  
**Port St. Joe, Florida 32456**

File # 2021068330  
BK 4456, PG: 1986 Pages: 1 of 2  
Recorded 9/3/2021 1:36 PM  
Bill Kinsaul, Clerk, Bay County, FL  
Deputy Clerk KB Trans # 1711789  
DOCTAX PD \$2,939.30


**Parcel ID# 04126-050-030**

\*THIS INSTRUMENT IS BEING RE-RECORDED TO CORRECT THE  
SPELLING OF THE GRANTEE'S NAME.

**WARRANTY DEED**

THIS WARRANTY DEED made the 30<sup>th</sup> day of August, 2021, by

**OCEAN BREEZE COTTAGES, LLC, a Florida limited liability company**  
**P.O. Box 13609**  
**Mexico Beach, Florida 32410**

 hereinafter called the grantor, to  
**Ashley**  
**~~ASHLEY~~ MILLER and wife, ANNA MILLER**  
**7441 Stonewall Road**  
**Opelika, Alabama 36801**

hereinafter called the grantee:

*(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)*

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Bay** County, Florida, to wit:

**Lot C, Ocean Breeze, according to the plat thereof, recorded in Plat Book 28, Page 43, in the public records of Bay County, Florida.**

**SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD.**

**PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR.**

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.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in our presence:

OCEAN BREEZE COTTAGES, LLC

Laura L. Strickland  
Witness  
Printed Name: Laura L. Strickland

[Signature]  
JASON ADAMS, Manager

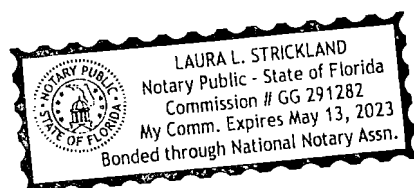
Dana B. Mallon  
Witness  
Printed Name: Dana B. Mallon

[Signature]  
CHRYSTINA ADAMS, Manager

State of Florida  
County of Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 31<sup>st</sup> day of August, 2021, by JASON ADAMS, and CHRYSTINA ADAMS, as Managers of OCEAN BREEZE COTTAGES, LLC, who is personally known to me or has produced \_\_\_\_\_ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 31<sup>st</sup> day of August, 2021.



Laura L. Strickland  
Notary Public  
My Commission Expires:  
Commission No.:

RE: OCEAN BREEZE/MILLER