

Prepared by and return to:

Sarah R. Hess
Law Office of Brian D. Hess
9108 Front Beach Road
Panama City Beach, FL 32407

File Number: 200697
Consideration: \$440,000.00

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Warranty Deed

This Warranty Deed made this 8th day of December, 2021, between Direct Hospitality Solutions, LLC, a Florida Limited Liability Company, whose post office address is P.O. Box 9418, Panama City Beach, FL 32417, grantor, and A.S. Management Corp, a Florida Corporation, whose post office address is 4117 Thomas Drive, Panama City Beach, FL 32408, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations 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 the **Bay County, Florida**, to-wit:

Parcel 1

Lot 11, Miracle Strip Business Plaza, as per plat thereof, recorded in Plat Book 14, Page 8, of the Public Records of Bay County, Florida.

Parcel 2:

Commence at the intersection of the East line of the Northeast Quarter of the Southwest Quarter of Section 36, Township 3 South, Range 16 West, Bay County, Florida and the North R/W line of Clarence Road; thence run N89°26'26"W along said North R/W line, 72.98 feet to the Northeasterly R/W line of State Road 392-A; thence N40°40'50"W along said Northeasterly R/W line, 342.20 feet to the Southeasterly boundary line of Miracle Strip Business Plaza according to the Plat thereof on file in the Public Records of Bay County, Florida; thence N49°19'10"E along said boundary line, 275.69 feet to the Point of Beginning; thence continue N49°19'10"E along said boundary line, 122.05 feet to the aforesaid East line of the Northeast Quarter of the Southwest Quarter of Section 36; thence S00°36'59"W along said East line 184.93 feet; thence N40°40'50"W, 138.94 feet to the Point of Beginning.

Parcel Identification Number: 34881-555-000

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, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Sarah Hess
Witness Signature

Sarah Hess
Witness Name

Lisa M. Carstens
Witness Signature

Lisa M. Carstens
Witness Name

Direct Hospitality Solutions, LLC, a Florida Limited Liability Company

By: Clara Pease
Clara Pease, Manager

STATE OF FLORIDA
COUNTY OF Bay

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 8th day of December, 2021, by Clara Pease as Manager for Direct Hospitality Solutions, LLC, a Florida Limited Liability Company.



Sarah Hess
(Signature of Notary Public - State of Florida)

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification

Type of Identification Produced FLORIDA DL