

Prepared by and return to:

Paco R. Schulz  
Clear Title & Escrow, LLC  
340 West 23rd Street, Suite E  
Panama City, FL 32405  
(850) 640-1491  
File No 2022-4

Parcel Identification No 34799-733-000

(Space Above This Line For Recording Data)

## WARRANTY DEED

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

**This indenture made the 17th day of January, 2022 between Skinner Investments LLC, a Georgia Limited Liability Company, whose post office address is 215 Old Highway 18, Gray, GA 31032, Grantor, to Walter E. Lufkin and Vicki Fetzer Lufkin, husband and wife, whose post office address is 2221 Alexander Boulevard, Murfreesboro, TN 37130, 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 2807, RIVER OAKS TENNIS VILLAS, A CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1396, Page 584, and all amendments thereto, of the Public Records of Bay County, Florida, together with an undivided interest in the common elements appurtenant thereto.

**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.

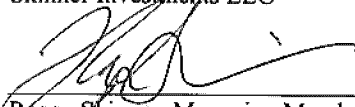
**TO HAVE AND TO HOLD** the same in fee simple forever.


**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:

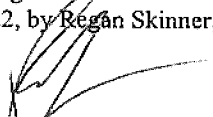
WITNESS  
PRINT NAME: Paco R. Schulz

Skinner Investments LLC  
  
Regan Skinner, Managing Member

  
WITNESS  
PRINT NAME: Caitlin C. Hagendorfer

STATE OF FLORIDA  
COUNTY OF BAY

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this 17th day of January 2022, by Regan Skinner, Managing Member of Skinner Investments LLC, on behalf of the Limited Liability Company.

  
Signature of Notary Public  
Print, Type/Stamp Name of Notary



PACO R. SCHULZ  
Commission # HH013159  
Expires October 22, 2024  
Bonded Thru Budget Notary Services

Personally known: \_\_\_\_\_ OR Produced Identification:  \_\_\_\_\_

Type of Identification Produced: DL