

Prepared By and Return To:

Bright Line Title, LLC
5404 Cypress Center Drive, Suite 150
Tampa, FL 33609

File No.: BFL21-88015.02

Property Appraiser's Parcel I.D. Number:
36670-000-000

WARRANTY DEED

THIS WARRANTY DEED dated this 28th day of February, 2022, by Stephen Charles Perry and Suzanne Grant Perry, Trustees of the Stephen and Suzanne Perry Revocable Trust dated July 1, 2013, whose post office address is 9885 E Hwy 72, Bentonville, AR 72712 (the "Grantor"), to Pax Oasis FL LLC, whose post office address is 1315 E Captain Dreyfus Ave, Phoenix, AZ 85022 (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 Seven Hundred Eighty-Seven Thousand And No/100 Dollars (\$787,000.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in County of Bay, State of Florida, viz:

Begin at the Northeast corner of Lot 3, Block 2-B, SECOND ADDITION TO LAGUNA BEACH ESTATES, according to the plat recorded in Plat Book 7, Page 33, of the Public Records of Bay County, Florida; thence South 23 degrees 15' West along the Westerly R/W line of Rose Lane for 30.0 feet; thence leaving said Westerly R/W line run North 66 degrees 45' West for 120.0 feet to the Westerly line of said Lot 3; thence North 23 degrees 15' East along said Westerly line of said Lot 3 for 30.0 feet to the Northwest corner of said Lot 3 and the Southerly R/W line of First Avenue; thence South 66 degrees 45' East along said Southerly R/W line for 120.0 feet to the Point of Beginning. Said Parcel containing a utility easement across the western 20.0 feet.

Subject to taxes for 2021 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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: **2021**.

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

Signed, sealed and delivered in presence of:

Stephen Charles Perry and Suzanne Grant Perry, Trustees of the Stephen and Suzanne Perry Revocable Trust dated July 1, 2013

BY: Stephen Charles Perry
Stephen Charles Perry
Trustee

BY: Suzanne Grant Perry
Suzanne Grant Perry
Trustee

Elizabeth Reznicek
Witness Signature

Elizabeth Reznicek
Printed Name of First Witness

Emily Perry
Witness Signature

Emily Perry
Printed Name of Second Witness

State of Arkansas
County of Faulkner

By means of ☐ physical presence or ☐ online notarization

The foregoing instrument was acknowledged before me this 28th day of February, 2022, by Stephen Charles Perry and Suzanne Grant Perry, Trustees of the Stephen and Suzanne Perry Revocable Trust dated July 1, 2013, ☐ who is/are personally known to me or ☐ who has/have produced ARDL'S (type of identification), as identification.

Marlon W. Rieth
Notary Public

Printed Name: Marlon W. Rieth

My Commission Expires: Jan 8 2028

Notary Seal

