

1 of 2

**This Instrument Prepared by & return to:**  
Name: Certified Title Corporation  
Address: 11459 Cronhill Drive, Suite M, Owings Mills,  
MD 21117

Parcel I.D. #: 11726-239-000

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED** Made the 7th day of March, 2022., by, Adventure Capital Group, LLC, a Nevada limited liability company hereinafter called the grantor, to Ingrid Vanessa Bendana, an unmarried woman, 4339 Pine Tree Lane, Lynn Haven, FL 32444

*(Wherever used herein the terms "grantor(s)" and "grantee(s)" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)*

**Witnesseth:** That the grantor(s), for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee(s) all that certain land situate in **Bay County, State of Florida**, viz:

The land referred to herein below is situated in the County of Bay, State of Florida, and is described as follows:

Lot 12, Block B, Binguose Estates Unit One, according to the map or plat thereof, as recorded in Plat Book 12, Page(s) 39, of the Public Records of Bay County, Florida.

**SUBJECT TO TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.**

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(s) hereby covenant with said grantee(s) that they are lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land, and hereby fully warrant 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 2022.

**In Witness Whereof**, the said grantor(s) have signed and sealed these presents the day and year first above written., the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]  
Witness Signature (as to First Grantor)

Pamela Greenwood  
Printed Name

[Signature]  
Witness Signature (as to First Grantor)

TIMOTHY J SMITH  
Printed Name

[Signature]

Grant Cropper, Manager  
Adventure Capital Group, LLC, a Nevada limited liability  
company  
Address: 167 Coyote Hills Street, Henderson, NV 89012

~~STATE OF FLORIDA~~ Nevada  
COUNTY OF: Clark

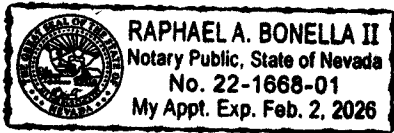
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this in person by Grant Cropper, Manager of Adventure Capital Group, LLC, a Nevada limited liability company, who is/are known to me or who has/have produced Nevada Drivers License as identification.

[Signature]

Raphael A. Bonella II

Signature of Acknowledger

My commission expires 02/02/2026



File No. P-22FL1410

Address: 4339 Pine Tree Lane, Lynn Haven, FL 32444

Exhibit A

The land referred to herein below is situated in the County of Bay, State of Florida, and is described as follows:

Lot 12, Block B, Binguose Estates Unit One, according to the map or plat thereof, as recorded in Plat Book 12, Page(s) 39, of the Public Records of Bay County, Florida.

**For informational purposes only:**

The improvements thereon being known as **4339 Pine Tree Lane, Lynn Haven, FL 32444**

Tax ID No.: **11726-239-000**

BEING the same property conveyed to Adventure Capital Group, LLC, a Nevada limited liability company by a Deed from Florida Trust Services LLC, as Trustee of the Pine Tree Ln Land Trust #4339 dated July 22, 2021 and recorded on July 22, 2021 in Deed Book OR 4437, Page 1107 in the Land Records of Bay, FL.