

**This Instrument Prepared by: Pat Diamond
An Officer of Diamond Title Agency, Inc.
For Purposes of Title Insurance
File No. 22-40094
Parcel ID No. 38461-466-000**

Warranty Deed

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

Made March 31, 2022, BETWEEN

Michael Bostick and Theresa Bostick, husband and wife

whose post office address is: 112 Lee Road 497, Opelika, Alabama 36804

GRANTOR, and

Eric Leitten LLC, a Florida limited liability company

whose post office address is: 120 Denny Drive, Santa Rosa Beach, Florida 32459

GRANTEE

WITNESSETH: That the said grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, 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, successors and assigns forever, the following described land, situated, lying and being in Bay County, Florida to-wit:

Unit J-2, Southwind I, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 770, Page 1, and all amendments thereto, of the Public Records of Bay County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Subject to easements and restrictions of record, if any, which are specifically not extended or reimposed hereby.
Subject to 2022 taxes and assessments.

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

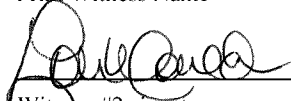
SIGNED, SEALED & DELIVERED
IN THE PRESENCE OF:



Witness #1 signature

Randi Grattan

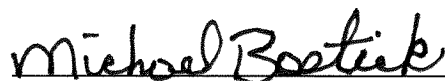
Print Witness Name



Witness #2 signature

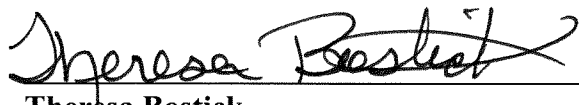
Lori Moulder

Print Witness Name



(Seal)

Michael Bostick



(Seal)

Theresa Bostick

STATE OF Florida

COUNTY OF Bay

The foregoing instrument was acknowledged before me by means of (X) physical presence of () online notarization, this March 25, 2022, by **Michael Bostick and Theresa Bostick, husband and wife**, who are personally known to me or have produced the identification identified below, who are the persons described in and who executed the foregoing instrument, and who after being duly sworn say that the execution hereof is their free act and deed for the uses and purposes herein mentioned.

() To me personally known

(X) Identified by Driver's License

() Identified by _____

My Commission Expires: _____

Commission No.: _____



Notary Public

Randi Grattan

Please Print Or Type Name As It Appears



RANDI GRATTAN
Commission # HH 158058
Expires August 8, 2025
Bonded Thru Budget Notary Services