

Prepared by and return to:

Danielle T. Todd  
Scenic Title, LLC  
2930 W County Highway 30A, Suite 204  
Santa Rosa Beach, FL 32459  
(850) 213-5100  
File No ST-22-14

Parcel Identification No 34797-863-000

Documentary Stamp Taxes were collected in the amount of 3,356.50 based on the purchase price of 479,500.00.

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## WARRANTY DEED

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

STATE OF FLORIDA  
COUNTY OF BAY

This indenture made the 10th day of August, 2022 between William A. Stroupe and Elaine M. Stroupe, husband and wife, whose post office address is 193 Grande Island Boulevard, Panama City Beach, FL 32407, Grantors, to Montana Girl Holdings, LLC, a Georgia Limited Liability Company, whose post office address is 6239 Benbrooke Drive Northwest, Acworth, GA 30101, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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 Bay, Florida, to-wit:

Lot 113B, Block "N", Gulf Highlands Beach Resort, Phase One, an unrecorded subdivision of a portion of Fractional Section 35, Township 3 South, Range 16 West, Bay County, Florida, being more particularly described as follows:

Commence at a concrete monument marking the Northwest Corner of the East Half of the Southeast Quarter of said Section 35; thence run North 89 Degrees 59 Minutes 25 Seconds East for 97.00 feet to the centerline of "Robin Lane" (a private 30.0 feet Right of Way); thence South 00 Degrees 00 Minutes 35 Seconds East along said centerline for 83.27 feet to a point of curvature of a curve concave to the Northeast, having a radius of 150.00 feet, a central angle of 45 Degrees 00 Minutes 00 Seconds and being subtended by a chord bearing South 22 Degrees 30 Minutes 35 Seconds East, 114.80 feet; thence Southeasterly along said curve for an arc distance of 117.81 feet to the Point of Tangency of said curve; thence South 45 Degrees 00 Minutes 35 Seconds East along said centerline for 494.01 feet to the centerline of "Gulf Highlands Beach Boulevard" (a private 50.0 foot Right of Way); thence South 00 Degrees 00 Minutes 35 Seconds East along said centerline for 197.85 feet to a point of curvature of a curve in said centerline concave to the Northwest, having a radius of 100.00 feet, a central angle of 04 Degrees 46 Minutes 21 Seconds and being subtended by a chord bearing South 02 Degrees 22 Minutes 36 Seconds West, 8.33 feet; thence Southwesterly along said curve for an arc distance of 8.33 feet to a point of intersection with the centerline of "Grande Island Boulevard" (a private variable Right of Way); thence the following courses along said centerlines South 88 Degrees 04 Minutes 32 Seconds East for 132.64 feet to a point of curvature of a curve concave to the Northeast, having a radius of 100.00 feet, a central angle of 29 Degrees 11 Minutes 31 Seconds and being subtended by a chord bearing South 35 Degrees 23 Minutes 57 Seconds West, 50.40 feet; thence Southeasterly along said curve an arc distance of 50.95 feet to a point of compound curvature of a curve concave to the Northeast, having a radius of 529.38 feet, a central angle of 16 Degrees 28 Minutes 41 Seconds and being subtended by a chord bearing South 58 Degrees 14 Minutes 03 Seconds East, 151.72 feet; thence Southeasterly along said curve an arc distance of 152.25 feet to a point of tangency of said curve; thence South 66 Degrees 28 Minutes 24 Seconds East for 105.00 feet; thence leaving said centerline North 23 Degrees 31 Minutes 36 Seconds East for 15.00 feet to the Northerly Right of Way line of Grande Island Boulevard; thence South 66 Degrees 28 Minutes 24 Seconds East along said Right of Way line for 45.00 feet to the P.C. of a curve concave to the North and having a radius of 178.23 feet; thence Southeasterly along said curve an arc distance of 72.90 feet, said arc having a chord of 72.40 feet bearing South 78 Degrees 11 Minutes 30 Seconds East to the Point of Beginning; thence continue along said curving Right of Way line for an arc distance of 34.42 feet, said arc having a chord of 34.36 feet bearing North 84 Degrees 33 Minutes 29 Seconds East; thence leaving said Right of Way line North 03 Degrees 03 Minutes 47 Seconds East for 89.46 feet; thence North 83 Degrees 15 Minutes 35 Seconds West for 23.25 feet; thence South 09 Degrees 28 Minutes 09 Seconds West for 96.64 feet to the Point of Beginning.

The property is the homestead of the Grantor.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2022 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 Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness #1  
Cody Stewart  
Signature: \_\_\_\_\_  
Print name: Cody Stewart

Witness #2  
Syandale  
Signature: \_\_\_\_\_  
Print name: Samantha Yandle

William A. Stroupe  
William A. Stroupe

Elaine M. Stroupe  
Elaine M. Stroupe

STATE OF Florida  
COUNTY OF Bay

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 15th day of August, 2022, by William A. Stroupe and Elaine M. Stroupe, who is known to me or who has produced IDs as photo identification

(AFFIX NOTARY SEAL HERE)



CODY STEWART  
Commission # HH 254235  
Expires May 12, 2026

Cody Stewart  
Notary Public  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

Warranty Deed