

Prepared by and return to:

Janna Greer  
North Florida Title Company  
7923 Panama City Beach Parkway  
Panama City Beach, FL 32407  
(850) 387-4670  
File No 2022-91-PC

Parcel Identification No 40001-000-597

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## WARRANTY DEED

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

**This indenture** made the **24th day of August, 2022** between **Paula G. Baker and David L. Baker, II, wife and husband**, whose post office address is **2094 Gemini Court, Havre de Grace, MD 21078**, of the County of Harford, State of Maryland, Grantors, to **Serenity Haven Vacation Rentals LLP, a Mississippi Partnership**, whose post office address is **1205 County Road 96, New Albany, MS 38652**, of the County of Union, State of Mississippi, 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:

Condominium Unit 1706, Building 2, Type B, of LAKETOWN WHARF, A CONDOMINIUM, according to the Declaration of Condominium of Laketown Wharf, a Condominium recorded in Official Records Book 2994, Page 1890, and amended by Special Amendment to Declaration of Condominium of LAKETOWN WHARF, a Condominium recorded in Official Records Book 3068, Page 1925, First Amendment to Declaration of Condominium of LAKETOWN WHARF, a Condominium recorded in Official Records Book 3295, Page 1872, and Second Amendment to Declaration Of Condominium of LAKETOWN WHARF, a Condominium recorded in Official Records Book 3586, Page 57, of the Public Records of Bay County, Florida, Together with an undivided interest in the common elements which are appurtenant to such units.

**Grantors warrant** that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantors' residence and homestead address is: 2094 Gemini Court, Havre de Grace, MD 21078.

**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:

Billie Reed

WITNESS

PRINT NAME: Billie Reed

Paula G. Baker

Paula G. Baker

David L. Baker, II aka David L. Baker

David L. Baker, II aka David L. Baker

Michelle Milburn

WITNESS

PRINT NAME: Michelle Milburn

STATE OF Maryland

COUNTY OF Harford

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 24 day of August, 2022, by Paula G Baker and David L Baker II.

[Signature]

Signature of Notary Public

Print, Type/Stamp Name of Notary

ROBIN CHRISTINE JOY  
Notary Public-Maryland  
Harford County  
My Commission Expires  
August 31, 2025

Personally Known: \_\_\_\_\_ OR Produced Identification:

Type of Identification

Produced: Militray 104 2192143