

Prepared by/return to:  
Watersound Title Agency, LLC  
8953 Steel Field Road, Panama City Beach, FL 32413  
Order No. LMW-2022-308  
Parcel I.D. Number: 32503-250-286

### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this September 21, 2022 by **LMWS, LLC, a Delaware limited liability company** whose address is 4400 W. Sample Road, Suite 200, Coconut Creek, FL 33073 ("Grantor"), and **Thomas P. Winter and Mirjana Winter, husband and wife**, whose address is 15 Jean Terrace, Red Bank, NJ 07701("Grantee"):

#### WITNESSETH:

Grantor, for and in consideration of the sum of Ten and No/100 U.S. Dollars (\$10.00), and other valuable consideration, receipt whereof is hereby acknowledged, has granted, bargained, sold, alienated, remised, released, conveyed and confirmed and by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee the following parcel of land, situate, lying and being in the County of Bay ("Property"), and more particularly described as follows:

**Lot 143, Latitude at WaterSound Area 1 Phase 3A, according to the map or plat thereof, as recorded in Plat Book 28, Page(s) 34 to 42, of the Public Records of Bay County, Florida.**

The certifications contained in that certain Limited Liability Company Affidavit recorded in Official Records Book 4435, Page 558, of the Public Records of Bay County, Florida, remain in full force and effect and the consent attached thereto has not been amended or revoked.

SUBJECT TO encumbrances, easements, covenants and restrictions of record, taxes for 2022 and for subsequent years, zoning and other regulatory laws and ordinances affecting the Property.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

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 Property in fee simple; that the Grantor has good right and lawful authority to sell and convey said Property; and hereby specially warrants the title to said Property and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, but none other.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name by its proper officers, and its corporate seal to be affixed, the day and year first above written.

[Signature]  
WITNESS

Print name: CLAUDIA PITA

[Signature]

WITNESS  
Print name: Stephanie Francols

GRANTOR:

**LMWS, LLC, a Delaware Limited Liability Company**

By: [Signature]  
**Lilliam Costello, Vice President**

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of  physical presence or ( ) online notarization this 7<sup>th</sup> day of September, 2021 by Lilliam Costello, Vice President of LMWS, LLC, a Delaware Limited Liability Company, on behalf of the Limited Liability Company.

[Signature]  
Signature of Notary Public Laura LaFauci

Print, Type/Stamp Name of Notary

#616922671 EXP/2/13/24

Personally known:

OR Produced Identification: \_\_\_\_\_

Type of Identification Produced: \_\_\_\_\_

