

THIS INSTRUMENT PREPARED BY:
Charles A. Costin, Esquire
413 Williams Avenue
Port St. Joe, Florida 32456

Parcel ID# 04185-550-120

WARRANTY DEED

THIS WARRANTY DEED made the 11th day of October, 2022, by

DANIEL W. HANCOCK and wife, LISA D. HANCOCK
134 Flat Creek Church Road
Nashville, Georgia 31639

hereinafter called the grantor, to

CLC HILLIARD, LLC, a Georgia limited liability company
1144 Hilliard Road
Sparks, Georgia 31647

hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Bay County, Florida**, to wit:

Unit 3-D, The Palms Townhomes, according to the plat recorded in the public records of Bay County, Florida in Plat Book 21, Page 28.

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD.

PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR.

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 hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants 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 December 31, 2021.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Nichole McCrary
Witness
Printed Name: Nichole McCrary

Cynthia Hancock
Witness
Printed Name: Cynthia Hancock

Daniel W. Hancock
DANIEL W. HANCOCK

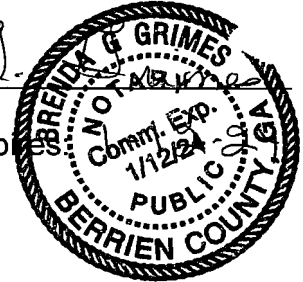
Lisa D. Hancock
LISA D. HANCOCK

State of GA
County of Berrien

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11th day of October, 2022 by **DANIEL W. HANCOCK** and **LISA D. HANCOCK**, who is personally known to me or has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 11th day of October, 2022.

Brenda D.
Notary Public
My Commission Expires
Commission No.:



RE: HANCOCK/HILLIARD