

Prepared By:
Hand Arendall Harrison Sale LLC
William Q. Platt IV, Esquire
304 Magnolia Ave.
Panama City, FL 32401

File Number: 22-314WQP
Parcel ID: 34990-200-000

Warranty Deed

This indenture made on 13th day of October, 2022, by

John P. Yovanovich and Lee Huang Chia, husband and wife,
hereinafter called the "grantor", to

S & R Beach LLC, a Florida limited liability company
whose address is: **215 Seale Lane, Alpharetta, GA 30022,**
hereinafter called the "grantee"

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual,
and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$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:

Condominium Unit C-1009, Boardwalk Central, a Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Records Book 2599, Page 84, as amended from time to time, of the Public Records of Bay County, Florida.

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

The land is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

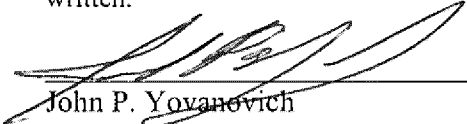
Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

To Have and to Hold, the same in fee simple forever.

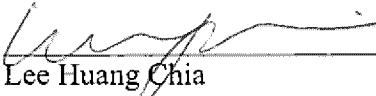
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons

whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2021.

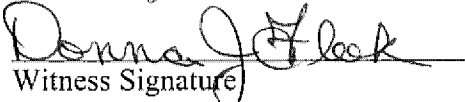
In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.




John P. Yovanovich




Lee Huang Chia



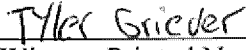
Witness Signature



Witness Signature



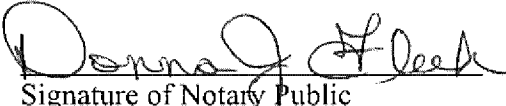
Witness Printed Name



Witness Printed Name

STATE OF FLORIDA
COUNTY OF Charlotte

The foregoing instrument was acknowledged before me by means of physical presence or () online notarization this 13 day of October, 2022, by John P. Yovanovich and Lee Huang Chia.



Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: X
Type of Identification
Produced: Drivers License

