

Prepared by:
William E. Farrington, II
Wilson, Harrell, Farrington, Ford, et.al., P.A.
307 South Palafox Street
Pensacola, Florida 32502

File Number: 1453-59068

General Warranty Deed

Made this February 21, 2023 A.D. By **RK Development, LLC**, a Florida limited liability company, whose address is 312 Columbus Street, Panama City Beach, Florida 32407, hereinafter called the grantor, to **Gulf Coast Development, LLC**, a Florida limited liability company, whose post office address is: 201 Crossings Dr. Apt 121, Panama City Beach, Florida 32408, hereinafter called the grantee:

(Whenever used herein the term "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 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, viz:

Lot 1, Block U, Holiday Beach Unit Twelve, according to the plat recorded in Plat Book 10, Page 94, in the Office of the Clerk of the Circuit Court of Bay County, Florida.

Parcel ID Number: 30803000000

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, subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby reimposed. Subject also to oil, gas and mineral reservations of record.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

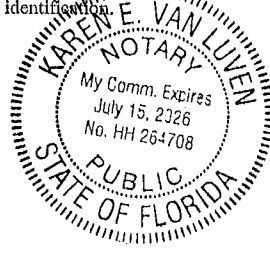
Signed, sealed and delivered in our presence:

[Signature] RK Development, LLC, a Florida limited liability company
Witness Printed Name Sean P. Magelwood Roman Repin, its President

[Signature]
Witness Printed Name Karen E. Van Luven

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21st day of February, 2023, by Roman Repin, its President, who is/are personally known to me or who has produced identification.



[Signature]
Notary Public
Print Name: _____
My Commission Expires: _____