

This Instrument Prepared By & Return to:
Kristen Nostrand
350 Beachfront Trail Unit 1,
Santa Rosa Beach, FL 32459

Minimal documentary stamp tax due given EAT
is acting as agent for taxpayer in a 1031 exchange
per Florida Department of Revenue
TAA No. 05B4-006 and TAA No. 07M-001

File: PCB-22-3054
Property Appraisers Parcel I.D. (Folio) Number(s): 35271-178-000

QUITCLAIM DEED

THIS INDENTURE, Made the 28th day of February 2023, by Atlas Exchange 278, LLC as EAT FBO KMN Global Marketing, LLC, (herein referred to as "Grantor,"), whose mailing address is 350 Beachfront Trail Unit 1, Santa Rosa Beach, FL 32459, and KMN Global Marketing, LLC, a Florida limited liability company (herein referred to as "Grantee"), whose mailing address is 350 Beachfront Trail Unit 1, Santa Rosa Beach, FL 32459.

WITNESSETH: That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents (\$10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby remises, releases, quitclaimed unto Grantee, all that certain land situated in Bay county, Florida, to wit:

Lot B1-38 of Wild Heron Phase I, according to the Plat thereof as recorded in Plat Book 18, Page 46, of the Public Records of Bay County, Florida.

This Property the homestead of the Grantor(s) under the laws and constitution of the State of Florida.


TOGETHER with all tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.


TO HAVE AND TO HOLD, the same in fee simple forever.

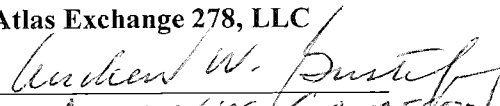
*The Terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.

IN WITNESS WHEREOF Grantor(s) has/have hereunto set Grantor(s) hand(s) and seal(s), this 28th day of February 2023.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES


WITNESS
PRINT NAME: Andrew Baumann


WITNESS
PRINT NAME: Jake Barmalee

Atlas Exchange 278, LLC

by: ANDREW W. GUSTAFSON
Title: MANAGER

STATE OF FL
COUNTY OF Collier

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 28th day of February 2023, by Andrew Gustafson as Manager of Atlas Exchange 278, LLC.

CE
Signature of Notary Public Cooper Ebert
Print, Type/Stamp Name of Notary



COOPER EBERT
Notary Public
State of Florida
Comm# HH355874
Expires 1/30/2027

Personally Known: _____ OR Produced Identification: _____
Type of Identification Produced: DL