

Parcel ID: 40000-300-242

Property: 14701 Front Beach Rd #2232, Panama City, FL 32413

Prepared by and Return to When Recorded:

Devin B. Phillips, Esq.
Weener Nathan Phillips LLP
5887 Glenridge Dr., NE, Suite 275
Atlanta, Georgia 30328

Please cross-reference to:

Deed Book 4063, Page 1569 in the
Bay County, Florida records.

STATE OF GEORGIA
COUNTY OF FULTON

QUITCLAIM DEED

THIS QUITCLAIM DEED is made as of the 8th day of March, 2023, by and between **BOBBY WILSON**, an individual, whose post office address is 1071 Veltre Circle SW, Atlanta, Georgia 30311 (hereinafter, collectively referred to as “**Grantor**”), and **14701 FRONT BEACH RD 2232 LLC**, a Florida limited liability company, whose post office address is 1071 Veltre Circle SW, Atlanta, Georgia 30311 (hereinafter referred to as “**Grantee**”). (The terms “**Grantor**” and **Grantee**” include all genders, plural or singular, and their respective heirs, successors and assigns where the context permits.)

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has bargained, sold, and does by these presents bargain, sell, remise, release and forever quitclaim unto Grantee all the right, title, interest, claim or demand Grantor has or may have had in and to the real property located in Bay County, Florida, being more particularly described in **Exhibit “A”** attached hereto and by this reference made a part hereof (the “**Property**”).

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

IN WITNESS WHEREOF, the Grantor has executed these presents and affixed its seal the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]

Witness #1 Signature

Dania Morgado

Print Name of Witness #1

GRANTOR:

BOBBY WILSON, an Individual

[Signature]

Bobby Wilson

(SEAL)

[Signature]

Witness # 1 Signature

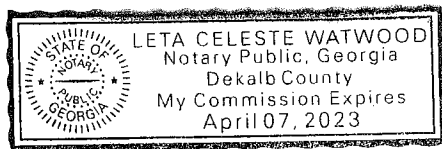
Gabrielle E. Espy

Print Name of Witness #1

STATE OF GEORGIA
COUNTY OF FULTON

The foregoing instrument was acknowledged before me this 8th day of March, 2023 by **Bobby Wilson**, who is personally known to me or has produced his Driver's License as identification.

[NOTARY SEAL]



[Signature]

Notary Public

Print Name: Leta C. Watwood

My Commission Expires: 4-7-23

Parcel ID: 40000-300-242

EXHIBIT "A"

LEGAL DESCRIPTION

Unit 2232 of EMERAID BEACH RESORT CONDOMINIUM I, a Condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 2883, Page 586, of the Public Records of Bay County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Parcel Identification Number: 40000-300-242

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.