

Prepared by:

Defender Title and Escrow Agency, LLC
2605 Thomas Drive, #105
Panama City Beach, FL 32408

File Number: 23-3858
Parcel ID: 06494-020-000

Warranty Deed

This Warranty Deed made this 7th day of March, 2023, between Beach Boy Builders LLC, a Florida Limited Liability Company, (henceforth referred to as "Grantor") whose post office address is 4510 Baywood Drive, Lynn Haven, FL 32444, and **Sharolyn L. Gaines AKA Sharolyn Gaines, an unmarried woman**, (henceforth referred to as "Grantee") of **7339 Claudias Way, Panama City, FL 32404**:

(Whenever 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, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following land, situate, lying and being in Bay County, Florida to wit.

Lot 20, Jones Meadows Subdivision, according to the plat recorded in Plat Book 17, Pages 93, of the Public Records of Bay County, Florida.

The property described herein is not now, nor has it ever been, the primary residence/homestead of the owner or the owner's spouse or dependent child, if any.

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

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

The Grantor hereby covenants with said Grantee, its heirs and/or assigns, 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.

Subject to easements, restrictions, and covenants of record, and real property taxes for the current year which are prorated.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Beach Boy Builders LLC
a Florida Limited Liability Company


Witness 1: Kristin J. Hudgens


Adam Beach, Managing Member


Witness 2: Allie Ross

STATE OF FLORIDA

ACKNOWLEDGMENT

COUNTY OF BAY

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 7th day of March, 2023 by Adam Beach, Managing Member of Beach Boy Builders LLC, a Florida Limited Liability Company, on behalf of the LLC who () is personally known to me or (X) who presented the following as identification:

DL


Notary Public
My Commission Expires: _____



Kristin J Hudgens
Comm.: # HH 319999
Expires: October 15, 2026
Notary Public - State of Florida

(Notary Stamp)