

Prepared by and return to:

Christy Mooney  
Shoreline Title, LLC  
60 Clayton Lane  
Santa Rosa Beach, FL 32459  
(850) 308-7107  
File No ST-23-85

Parcel Identification No 36459-254-000

[Space Above This Line For Recording Data]

## WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

**This indenture made the 24th day of March, 2023 between SCA Properties, Inc., a Georgia Corporation, whose post office address is 1535 Masters Club Drive, Atlanta, GA 30350, of the County of Fulton, State of Georgia, Grantor, to Gisela Patricia Azimi-Shooshtari and Kazem Azimi-Shooshtari, wife and husband, whose post office address is 3115 Royal Courtside Avenue, Houston, TX 77082, of the County of Harris, State of Texas, Grantees:**

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Bay, Florida, to-wit:

**Lot 13, Block J, Carillon Beach Phase V, according to the plat thereof as recorded in Plat Book 16, Page(s) 31 & 32, in the Office of the Clerk of the Circuit Court, Bay County, Florida.**

**Grantor warrant** that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property.

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

**Subject to** taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

**And** Grantor hereby covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

[Signature]  
WITNESS SIGNATURE

PRINT NAME: Greg Flint

[Signature]  
WITNESS SIGNATURE

PRINT NAME: Doc Ewing

SCA Properties, Inc., a Georgia Corporation

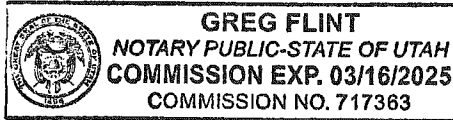
By: Cami Nail 3-22-23  
Cami Nail, CFO/Secretary

By: [Signature] 3-22-2023  
Steve Nail, CEO

STATE OF UTAH  
COUNTY OF Summit

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 22<sup>nd</sup> day of March, 2023 by Cami Nail, CFO/Secretary and Steve Nail, CEO of SCA Properties, Inc., a Georgia Corporation, on behalf of the Corporation.

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



Personally known: \_\_\_\_\_  
OR Produced Identification: ✓

Type of Identification Produced: driver license