

Prepared by:  
Kristine O. Kovacs  
Mark A Violette, P.A.  
217 Miracle Strip Parkway, S.E.  
Fort Walton Beach, Florida 32548  
File Number: 23-20FWB

### General Warranty Deed

Made this April 5, 2023 A.D. by Brian E. Pohl and Faith B. Pohl, Organizers of the **Pohl Cat Properties, LLC. an Alabama limited liability company**, whose address is: 8910 Moore Road, Columbus, Georgia 31904, (hereinafter called the "grantor"), to **Joseph Garrison, an unmarried man**, whose post office address is: PO Box 683, Villa Rica, Georgia 30180, (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:

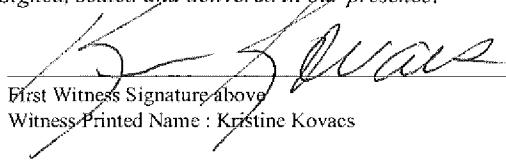
Condominium Unit No. 7, of Building A, of SUNSWEEP IV, a Condominium, all as set forth in the Declaration of Condominium and the Exhibits annexed thereto and forming a part thereof, recorded in Official Records Book 944, at Page 473, as amended from time to time, of the Public Records of Bay County, Florida. The above description includes but is not limited to, all appurtenances to the condominium unit above described, including the undivided interest in the common elements of said condominium.

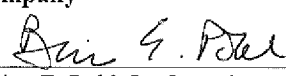
Parcel ID Number: **30839-564-000**

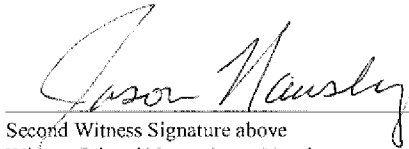
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold, the same in fee simple forever. The grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good 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 all easements, right of way or other conditions and restrictions of the public records and for taxes accruing subsequent to December 31, 2022.

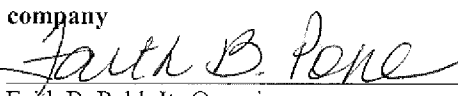
**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

  
\_\_\_\_\_  
First Witness Signature above  
Witness Printed Name : Kristine Kovacs

**Pohl Cat Properties, LLC. an Alabama limited liability company**  
  
\_\_\_\_\_  
Brian E. Pohl, Its Organizer

  
\_\_\_\_\_  
Second Witness Signature above  
Witness Printed Name: Jason Nausley

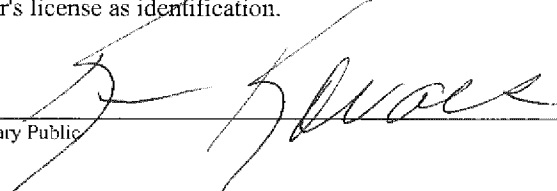
**Pohl Cat Properties, LLC. an Alabama limited liability company**  
  
\_\_\_\_\_  
Faith B. Pohl, Its Organizer

State of Florida County of Okaloosa

The foregoing instrument was acknowledged before me by means of  X  physical presence or   online notarization, this 5th day of April, 2023, by Brian E. Pohl and Faith B. Pohl, Organizers of the Pohl Cat Properties, LLC. an Alabama limited liability company, who is/are   personally known to me or who has produced  X  valid driver's license as identification.



**KRISTINE OLIVER KOVACS**  
Commission # HH 224507  
Expires May 20, 2026

  
\_\_\_\_\_  
Notary Public