

Prepared by:

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

File Number: 23-3928  
Parcel ID: 33373-000-000

---

### Warranty Deed

**This Warranty Deed** made this 20<sup>th</sup> day of March, 2023, between Judd Eric Igler, a married man, (henceforth referred to as "Grantor") whose post office address is 12560 Sibley Lane, Roswell, GA 30075, and **Nana Arthur Ofori, a married woman**, (henceforth referred to as "Grantee") of **4853 Kentwood Drive, Marietta, GA 30068:**

(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 14, Block 1, El Centro Beach, according to the Plat thereof, recorded in Plat Book 9, Page(s) 8, 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.*

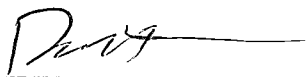
**To Have and To Hold**, the same in fee simple forever.


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


The Grantor hereby covenants with said Grantee, his 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.

  
Witness 1  
Printed Name: David Taper

  
Judd Eric Iglar

  
Witness 2  
Printed Name: Luke Hudson


STATE OF GA

ACKNOWLEDGMENT

COUNTY OF Cherokee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or  
( ) online notarization, this 20<sup>th</sup> day of March, 2023 by Judd Eric Iglar and who ☒ is  
personally known to me or ( ) who presented the following as identification:

\_\_\_\_\_.

  
Notary Public  
My Commission Expires: 4/3/26

(Notary Stamp)

James Hudson  
NOTARY PUBLIC  
Cherokee County, GEORGIA  
My Commission Expires 04/03/2026