

**Prepared By and Return to:**

Lori Ellen Ward, Esq.  
Priority Title  
4471 Legendary Drive  
Destin, FL 32541  
File Number: PT23-00010  
Parcel ID Number: 30808-169-000  
30808-170-000

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## Warranty Deed

THIS WARRANTY DEED is made this **7th** day of **April, 2023** between **Thomas Drive Properties LLC, a Florida Limited Liability Company**, whose post office address is 104 Marlin Circle, Panama City Beach, FL 32408 ("Grantor") and **Rudra Real Estates LLC, a Georgia Limited Liability Company**, whose post office address is 4245 Sandpiper Lane, Cumming, GA 30041 ("Grantee").

(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants bargains, sells aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in **BAY** County, Florida, to wit:

**Lots One (1) and Two (2), Block Nine (9), HOLIDAY BEACH UNIT FOURTEEN, Section 8, Township 4 South, Range 15 West, a Subdivision as Per Map or Plat thereof Recorded in Plat Book 11, Page(s) 20 of the Public Records of Bay County, Florida.**

Subject to easements, restrictions, reservations and limitations recorded, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

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

AND 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, except taxes accruing subsequent to: December 31, 2022.

SELLER:

Signed, sealed and delivered in presence of:

Thomas Drive Properties LLC

Glinda Woodfaull  
Witness Signature

Glinda Woodfaull  
Printed Name of First Witness

Sarah Riese  
Witness Signature

Sarah Riese  
Printed Name of Second Witness

BY: Samuel Seltzer  
Samuel Seltzer  
Member

BY: Cindy Seltzer  
Cindy Seltzer  
Member

BY: Noureddine Taleb  
Noureddine Taleb  
Member

Grantor Address:  
104 Marlin Circle  
Panama City Beach, FL 32408

STATE OF FLORIDA  
COUNTY OF BAY

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 7th day of April, 2023 by Samuel Seltzer, as Member and Cindy Seltzer, as Member and Noureddine Taleb, as Member of Thomas Drive Properties LLC, a Florida Limited Liability Company who is/are personally known to me or who produced \_\_\_\_\_ as identification.

Sarah Riese  
NOTARY PUBLIC  
Printed Name: Sarah Riese  
My Commission Expires: 7/17/24

