

This Instrument Prepared By:
Crystal Whitely
13800 Panama City Beach
Parkway
STE 117
Panama City Beach, FL 32407

As a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.

File: **PCB-23-8275**

Property Appraisers Parcel I.D. (Folio) Number(s):
34797-000-048

WARRANTY DEED

THIS WARRANTY DEED, Made the **April 13, 2023**, by **Rachel M. Emshoff** (herein referred to as “Grantor,” whether one or more), whose mailing address is 1477 Lake Drive, Bainbridge, GA 39817 and **Six Thirty Three Rentals, LLC**, a Georgia Limited Liability Company, (herein referred to as “Grantee”), whose mailing address is P O Box 490, Hiram, GA 30141.

WITNESSETH: That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents (\$10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto Grantee, all that certain land situated in **Bay**, Florida, to wit:

Lot 47, Block A, Gulf Highlands Beach Resort/Phase I, an Unrecorded Subdivision of a Portion of Fractional Section 35, Township 3 South, Range 16 West, Bay County, Florida, being more particularly described as follows: Commence at a Concrete Monument marking the Northwest Corner of the East half of the Southeast Quarter of Section 35, Township 3 South, Range 16 West and thence run North 00 degrees 00 minutes 35 seconds West along the West boundary line of the East half of the Southeast quarter of said Section 35 for 217.10 feet for the Point of Beginning. From said Point of Beginning thence continue North 00 degrees 00 minutes 35 seconds West for 18.00 feet; thence North 89 degrees 59 minutes 25 seconds East for 82.00 feet to the Westerly right of way line of Robin Lane; thence South 00 degrees 00 minutes 35 seconds East, along said Westerly right of way line for 18.00 feet; thence South 89 degrees 59 minutes 25 seconds West for 82.00 feet to the Point of Beginning.

This Property **IS NOT** the homestead of the Grantor(s) under the laws and constitution of the State of Florida.

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

TO HAVE AND TO HOLD, the same in fee simple 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 **2023**, reservations, restrictions, and easements of record, if any.

*The Terms “Grantor” and “Grantee” herein shall be construed to include all genders and singular or plural as the context indicates.

IN WITNESS WHEREOF Grantor(s) has/have hereunto set Grantor(s) hand(s) and seal(s), this 13 day of April, 2023

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTEREST WITNESSES REQUIRED

[Signature]
WITNESS
PRINT NAME: Crystal Whitely

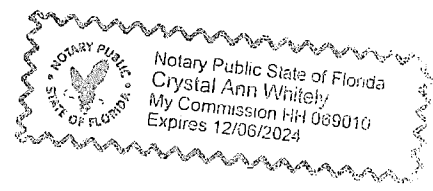
[Signature]
Rachel M. Emshoff

[Signature]
WITNESS
PRINT NAME: Larry Porter

STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 13 day of April, 2023, by Rachel M. Emshoff.

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



Personally Known: _____ OR Produced Identification: _____
Type of Identification
Produced: DL

After Recording Return to:
Crystal Whitely
South Oak Title - Panama City Beach
13800 Panama City Beach Parkway, STE 117
Panama City Beach, FL 32407