

After Recording, Mail To:

CAPITIS ENTERPRISES, LP
7760 Shelborne Drive
Granite Bay, CA 95746

This Document Prepared By:

GREGORY BEYER
Attorney at Law
Beyer, Pongratz & Rosen Law Offices
433 F Street
Lincoln, CA 95648
916-645-9529

WARRANTY DEED

The undersigned Grantor declares that this conveyance transfers Grantor's interest to Grantor's Limited Liability Company for ZERO consideration and the beneficial interest in the property remains the same.

This transaction is exempt from the Documentary Stamp Tax pursuant to Florida Administrative Rule 12B-4.013(28)(a).

THIS WARRANTY DEED, made the 30th day of January, 2023, by JOSHUA J. CROSE and AREZOU CROSE, husband and wife, as joint tenants with right of survivorship, hereinafter called GRANTOR, and whose address is 7760 Shelborne Drive, Granite Bay, CA 95746;

TO

CAPITIS ENTERPRISES, LP, hereinafter called GRANTEE and whose address is 7760 Shelborne Drive, Granite Bay, CA 95746;

(Whenever used herein the term "grantor" and "grantee" include all of the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successor and assigns of corporations.)

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) dollars and other valuable considerations, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to said Grantee, the following described land situated, lying and being in County of Bay, State of Florida, to wit:

PARCEL

C:

Commence at the most Easterly corner of Lot 1, Block 1, Corrected Plat of Crescent Beach, Unit 1, according to the Plat Recorded in Plat Book 8, Page 50, in the Public Records of Bay County, Florida; thence North 47 degrees 13 minutes 23 seconds West along the Southerly right of way line of State Road No. 392, 200 feet; thence South 42 degrees 46 minutes 37 seconds West along the Northwesterly right of way line of Nova Street 170.1 feet; thence North 49 degrees 06 minutes 23 seconds West 73.74 feet to the Point of Beginning; thence South 41 degrees 05 minutes 32 seconds West along and through the center of a common Wall extended, 49.97 feet; thence North 49 degrees 06 minutes 23 seconds West, 29.73 feet; thence North 41 degrees 24 minutes 48 seconds East, 49.97 feet; thence South 49 degrees 06 minutes 23 seconds East, 29.45 feet to the Point of Beginning said Parcel being a portion of Lot 9, Block 2 of Sach's Unrecorded Subdivision in

Sections 8, 16 and 17, Township 4 South, Range 15 West, Bay
County, Florida.

Together with an interest, in common with others, to the
following described property:

PARCEL D:

Commence at the most Easterly corner of Lot 1, Block 1,
Corrected Plat of Crescent Beach, Unit 1, according to the
Plat Recorded in Plat Book 8, Page 50, in the Public Records
of Bay County, Florida; thence North 47 degrees 13 minutes
23 seconds West along the Southerly right of way line of State
Road No. 392, 200 feet; thence South 42 degrees 46 minutes
37 seconds West along the Northwesternly right of way line of
Nova Street, 170.1 feet; thence North 49 degrees 06 minutes
23 seconds West, 103.19 feet to the Point of Beginning;
thence South 41 degrees 24 minutes 48 seconds West, 49.97
feet; thence North 49 degrees 06 minutes 23 seconds West,
48.0 feet; thence North 42 degrees 46 minutes 37 seconds
East, 50.0 feet; thence South 49 degrees 06 minutes 23
seconds East, 46.81 feet to the Point of Beginning said Parcel
being a portion of Lot 9, Block 2 of Sach's Unrecorded
Subdivision in Sections 8, 16 and 17, Township 4 South,
Range 15 West, Bay County, Florida.

Assessor's Parcel Number: 30561-053-000

MORE commonly known as: 4120 Nova Street E-F, Panama City Beach, FL 32408

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

The Grantor hereby covenants with said Grantee, its heir 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.

FEB 13 2023

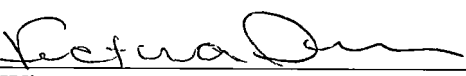
Signed, Sealed and Delivered in the presence of:

Witness


Josh Beyer

Printed Name of First Witness

Witness


Victoria Dorsey

Printed Name of Second Witness


JOSHUA J. CROSE


AREZOU CROSE

Notary Acknowledgment

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

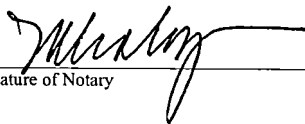
State of California }
 :§
County of Placer }

On **FEB 13 2023**, before me, Maria Teresa Coloyan, Notary Public, personally appeared, **JOSHUA J. CROSE and AREZOU CROSE**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

SEAL



Signature of Notary

