

Prepared By and Return To:

Blue Title, LLC
Attn: Lee Barclay
10952 E. County Hwy 30A, Suite B
Inlet Beach, FL 32461

Order No.: 2023-055

Property Appraiser's Parcel I.D. (folio) Number:
35272-700-007

WARRANTY DEED

THIS WARRANTY DEED dated May 9, 2023, by **Young Ho Rhee**, a married man, whose post office address is 30 Mt. Whitney Place, Alpharetta, Georgia 30022 (the "Grantor"), to **Kristie Gail McMarrow**, an unmarried woman, whose post office address is 455 Trout Road, Batavia, Illinois, 60510 (the "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 Ten And No/100 Dollars (\$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 that certain land situated in County of Bay, State of Florida, viz:

Unit 1413 of Clubside II, together with an undivided interest in the common elements, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 3267, Page(s) 256, as amended from time to time, of the Public Records of Bay County, Florida.

Said property is **not** the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Subject to easements, restrictions, reservations and limitations of record, if any.

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.

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: 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 presence of:

[Signature]
Witness Signature

Connor TAC
Printed Name of First Witness

[Signature]
Witness Signature

Nicholas Belfield
Printed Name of Second Witness

[Signature]
Young Ho Rhee

Grantor Address:
30 Mt. Whitney Place
Alpharetta, GA 30022

STATE OF Georgia

COUNTY OF Fulton

The foregoing instrument was executed and acknowledged before me by means of X Physical Presence or _____ Online Notarization on May 3, 2023 by Young Ho Rhee.

Personally known _____
or Produced Identification X
Type of Identification Produced GA Drivers License

[Signature]
Notary Public

Print Name: Connor Nathan TAC
My Commission Expires: 03/18/2025

