

This Instrument Prepared By:

Tiffany Ainsworth

12805 U.S. 98 East

E201

Inlet Beach, FL 32461

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

File: **SRB-23-8577**

Property Appraisers Parcel I.D. (Folio) Number(s):

29747-000-000

WARRANTY DEED

THIS WARRANTY DEED, Made the **May 10, 2023**, by

Jay M. Whitney, a single person (herein referred to as "Grantor," whether one or more), whose mailing address is

P.O. 2598, Roswell, GA 30077

and **Bronko Properties, LLC**, a Florida Limited Liability Company, (herein referred to as "Grantee"), whose mailing address is

1418 West 23rd Street, Suite 200, Panama City, FL 32405

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 7, Block 18, of the plat of St. Andrews Bay Railroad Land and Mining Company located in the Northeast Quarter of Section 1, Township 4 South, Range 15 West, as per plat on file in the Office of the Clerk of the Circuit Court of Bay County, Florida.

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 11th day of May, 2023

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

Kelsey Little

WITNESS
PRINT NAME: Kelsey Little

Mary Kaitlyn Despard

WITNESS
PRINT NAME: Mary Kaitlyn Despard

Jay M. Whitney

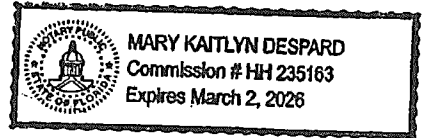
Jay M. Whitney

STATE OF FLORIDA
COUNTY OF WALTON Bay

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 11th day of May, 2023, by Jay M. Whitney.

Mary Kaitlyn Despard

Signature of Notary Public Mary Kaitlyn Despard
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification:

Type of Identification

Produced: D.L.

After Recording Return to:
Tiffany Ainsworth
South Oak Title - SRB
12805 U.S. 98 East, E201
Inlet Beach, FL 32461