

Prepared by:
Burke Blue
16215 Panama City Beach Parkway
Panama City Beach, Florida 32413

File Number: N289-38637

General Warranty Deed

Made this May 10, 2023 A.D. By Ailene G. Nolan, an unremarried widow, whose address is: 175 Don Rich Drive, Carrollton, Georgia 30117, hereinafter called the grantor, to 305 Tanaga Street, LLC, a Florida limited liability company, whose post office address is: 313 Tanaga Street, Panama City Beach, Florida 32413, hereinafter called the grantee:

(Whenever used herein the term "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 Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Bay County, Florida, viz:

Lot 22, Block C, FIRST ADDITION TO KISKA BEACH, according to the Plat thereof recorded in Plat Book 9, Page 16, of the Public Records of Bay County, Florida.

Parcel ID Number: 36055-000-000

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 December 31, 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 our presence:

Sally M. Loudermilk

Witness Printed Name Sally M. Loudermilk

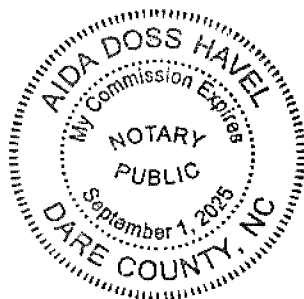
Aida Doss Havel

Witness Printed Name Aida Doss Havel

State of NC
County of DARE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10th day of May, 2023, by Ailene G. Nolan by Robert Keith Miller as her attorney in fact, who is/are personally known to me or who has produced Georgia Driver License as identification.

Ailene G. Nolan by Robert Keith Miller as her attorney in fact
(Seal)
Ailene G. Nolan by Robert Keith Miller as her attorney in fact



Aida Doss Havel
Notary Public
Print Name: Aida Doss Havel

My Commission Expires: 9/1/2025