

Prepared by and when recorded return to:

Kellie Fister Stokes
STOKES LAW OFFICE PLLC
132 West Main Street
LEWISVILLE, Texas 75057

**Property Appraiser's Parcel Identification
No. 30366-000-000**

(Space above this line reserved for recording office use only)

WARRANTY DEED

THIS INDENTURE is made on this the 7th day of July, 2023, between **GARY DAVID MCMILLION** and **SANDYA MCMILLION**, husband and wife (hereinafter referred to jointly as "Grantor"), who reside at 4801 Rangewood Dr., Flower Mound, Denton County, Texas 75028, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by **GMSM HOLDINGS, LLC, a Texas limited liability company** (hereinafter referred to as "Grantee"), such Grantee having an address of 4801 Rangewood Dr., Flower Mound, Texas 75028. Grantor hereby **GRANTS, CONVEYS** and **WARRANTS** unto Grantee, all of Grantor's interest in and to the following described real estate in the County of Bay and State of Florida:

The North Half of Lot 6, Block 13, of Bel Air, according to the Plat thereof as recorded in Plat Book 8, Page 28, of the Public Records of Bay County, Florida

Full power and authority are conferred upon Grantee, as trustee, to protect, conserve, sell, convey, lease, grant and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of Grantor to vest in the trustee of the trust full rights of ownership as authorized by Section 689.073 of the Florida Statutes.

Further, the terms of the trust provide for the present possessory right of possession of any homestead property in accordance with the Department of Revenue Rule 12D-7.011 and this deed will be recorded in compliance with Section 196.031(1) of the Florida Statutes, thereby entitling any real property transferred to the trust to homestead exemption status if all of the requirements are met.

This deed was prepared without the benefit of title insurance.

TO HAVE AND TO HOLD the property, to the extent conveyed hereby, in fee simple forever, subject to the terms and provisions contained herein, together with each and every right, privilege, hereditament and appurtenance in anywise incident or appertaining to the property.

The conveyance made hereby, and the warranties made hereunder, are made by Grantor and accepted by Grantee subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the property, but only to the extent they are still in force and effect and shown of record in Bay County, Florida, and to all zoning laws, regulations and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the property and to all matters which would be revealed by an inspection and/or a current survey of the property.

Grantor does hereby bind Grantor and Grantor's heirs, personal representatives, executors, administrators, successors and assigns to warrant and forever defend all and singular the property, to the extent conveyed hereby, unto Grantee and Grantee's heirs, personal representatives, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Taxes for the current year have been prorated and are assumed by Grantee.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed on the day and year first above written.

**Signed, Sealed and Delivered
in presence of:**

Molly Armijo
Witness

Gary David McMillion
GARY DAVID MCMILLION

Molly Armijo
(Printed Name)

Diane Radice
Witness

Sandy McMillion
SANDYA MCMILLION

Diane Radice
(Printed Name)

STATE OF TEXAS

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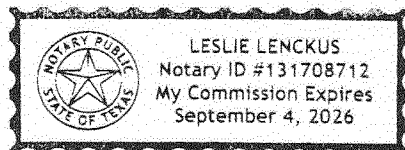
COUNTY OF DENTON

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The foregoing instrument was acknowledged before me, the undersigned authority, by means of physical presence by GARY DAVID MCMILLION, who is personally known to me to be the person whose name is subscribed to the foregoing instrument as Grantor, and by SANDYA MCMILLION, who is personally known to me to be the person whose name is subscribed to the foregoing instrument as Grantor.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the 7th day of July, 2023.



Leslie Lenckus

Notary Public