

DocuSign Envelope ID: E4830BCE-ABE6-4519-8A7A-987FCAE05A72

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

Order No.: 2023-088

Property Appraiser's Parcel I.D. (folio) Number:
36098-000-000 and 36099-000-000

WARRANTY DEED

THIS WARRANTY DEED dated August 14, 2023, by **Koehnemann Construction Company, a Florida Corporation, who acquired title as Koehnemann Construction, Inc.** existing under the laws of Florida, and having its principal place of business at 105 Jazz Drive, Panama City, Florida 32405 (the "Grantor"), to **G & C Holdings Co., a Texas limited liability company**, whose post office address is 4511 Meadowlark Lane, Midland, Texas, 79707 (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:

Lots 21 and 22, Inlet Beach Heights, according to the plat thereof, as recorded in Plat Book 8, Page 88, 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:

Carmen Barclay
Witness Signature
Carmen Barclay
Printed Name of First Witness
10952 E Co Hwy 30A-Ste B
Address of First Witness DB FL
Lee Barclay
Witness Signature
Lee Barclay
Printed Name of Second Witness
10952 E Co Hwy 30A-Ste B
Address of Second Witness 1B- FL

Koehnemann Construction Company, a Florida Corporation

BY: Patrick Koehnemann
Patrick Koehnemann
It's President

STATE OF FLORIDA

COUNTY OF WALTON

The foregoing instrument was executed and acknowledged before me by means of X Physical Presence or Online Notarization on August 3rd, 2023, by Patrick Koehnemann, for and on behalf of Koehnemann Construction Company, a Florida Corporation.

Personally known
or Produced Identification X
Type of Identification Produced FL DL

Candice Conroy
Notary Public
Print Name: Candice Conroy
My Commission Expires: 8/3/25



Candice Conroy
Notary Public
State of Florida
Comm# HH102349
Expires 3/9/2025