

WARRANTY DEED

THIS INDENTURE made this 15 day of August, 2023 by and between Arthur Aslanyants, and Margarita Aslanyants, hereinafter collectively referred to as "Grantors" and Laketown Wharf Holdings, LLC, a Florida limited liability company, whose address is 5828 Bentley Lane, The Colony, TX 75056, hereinafter referred to as "Grantee".

WITNESSETH, that the said Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) to them in hand paid by the Grantee, the receipt of which is hereby acknowledged, have remised, released and quit-claimed, and by these presents do remise, release and quitclaim unto the said Grantee all the right, title, interest, claim and demand which the said Grantors have in and to the following described lot, piece or parcel of land, situate and being in the County of Bay, State of Florida, to wit:

Parcel 1:

Condominium Unit 307 of LAKETOWN WHARF, A CONDOMINIUM, According To The Declaration Of Condominium Of LAKETOWN WHARF A CONDOMINIUM Recorded In Official Records Book 2994, Page 1890, And Amended By Special Amendment To Declaration Of Condominium Of LAKETOWN WHARF A CONDOMINIUM Recorded In Official Records Book 3068, Page 1925, First Amendment To Declaration Of Condominium Of LAKETOWN WHARF A CONDOMINIUM Recorded In Official Records Book 3295, Page 1872, And Second Amendment To Declaration Of Condominium Of LAKETOWN WHARF A CONDOMINIUM Recorded In Official Records Book 3586, Page 57, Of The Public Records Of Bay County, Florida, Together With An Undivided Interest In The Common Elements Which Are Appurtenant To Such Unit.

Parcel Identification Number: 40001-000-069

Parcel 2:

Condominium Unit 636, of LAKETOWN WHARF, a Condominium, according to the Declaration of Condominium of Laketown Wharf, a condominium recorded in Official Records Book 2994, Page 1890, and amended by Special Amendment to Declaration of Condominium of Laketown Wharf, a condominium recorded in Official Records Book 3068, Page 1925, First Amendment to Declaration of Condominium of Laketown Wharf, a condominium recorded in Official Records Book 3295, Page 1872, and Second Amendment to Declaration of Condominium of Laketown Wharf, a condominium recorded in Official Records Book 3586, Page 57, and as amended from time to time, of the Public Records of Bay County, Florida, together with an undivided interest in the common elements which are appurtenant to such units.

Parcel Identification Number: 40001-000-209

**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.**

**GRANTORS HEREIN ARE THE SOLE MEMBERS OF THE LLC WHO IS
THE GRANTEE NAMED HEREIN.**

**SUBJECT TO EASEMENTS, RESTRICTIONS OF RECORD AND TAXES
FOR THE YEAR 2023 AND THEREAFTER.**


TOGETHER with all the tenements, hereditaments, and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easements thereto belonging or in anywise appertaining.


TO HAVE AND TO HOLD the same in fee simple forever.

AND the said Grantors do covenant with the Grantee that he is lawfully seized of the said premises; that it is free of all encumbrances, and he has good right and lawful authority to sell the same; and the said Grantors do hereby fully warrant the title to said land, and will defend the same against any lawful claims of all persons whomsoever.

**THIS DEED WAS PREPARED AT THE INSTRUCTION OF GRANTOR(S)/
GRANTEE(S) WITHOUT A TITLE SEARCH BEING CONDUCTED.**

IN WITNESS WHEREOF, the Grantors have caused these presents to be executed the
day and year first above written.



Witness #1, Sign

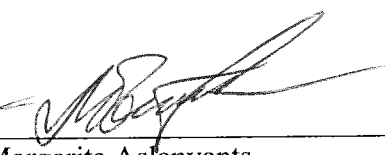

Arthur Aslanyants

Armen Aslanyants
Witness #1, Print

Lev Goldberg
Witness #2, Sign

L. Goldberg
Witness #2, Print


Witness #1, Sign


Margarita Aslanyants

Armen Aslanyants
Witness #1, Print

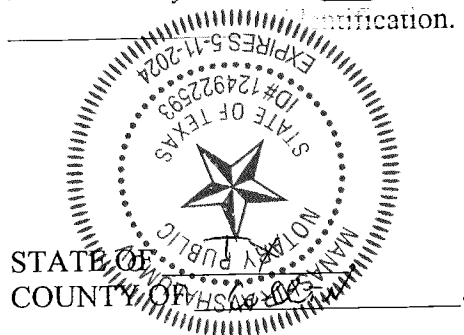
L. Goldberg
Witness #2, Sign

Lev Goldberg
Witness #2, Print

STATE OF TX,
COUNTY OF Collin.

The foregoing instrument was sworn to, subscribed and acknowledged before me by
means of () physical presence or () online notarization, this 15 day of August, 2023 by

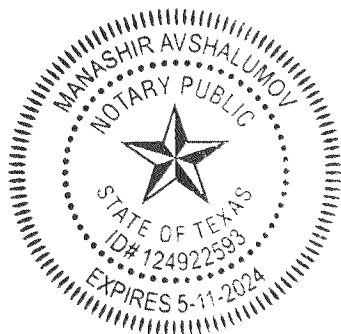
Arthur Aslanyants, who () is personally known to me OR who () produced
_____ as identification.



MANASHIR AVSHALUMOV (Seal)
Notary Public, Signature

State of Texas County of Collin
sworn to and subscribed before me this 15
day of August, 20 23
Manashir Avshalumov Notary Public

The foregoing instrument was sworn to, subscribed and acknowledged before me by
means of () physical presence or () online notarization, this 15 day of August, 2023 by
Margartia Aslanyants, who () is personally known to me OR who () produced
_____ as identification.



MANASHIR AVSHALUMOV (Seal)
Notary Public, Signature

State of Texas County of Collin
sworn to and subscribed before me this 15
day of August, 20 23
Manashir Avshalumov Notary Public

THIS INSTRUMENT PREPARED BY:
Jack G. Williams, Esq.
Post Office Box 2176
Panama City, FL 32402