

THIS INSTRUMENT PREPARED BY:

Steven K. Hall, Esq.
Steven K. Hall, PA
4399 Commons Drive E Suite 300
Destin, Florida 32541

Parcel Identification No.: 34881-577-071

(The space above is provided for recording information)

WARRANTY DEED

THIS WARRANTY DEED made this 30 day of August, 2023, between **Amit Bagade**, a married person, whose mailing address is 8015 Prairie Lane, Cumming, Georgia 30040, (“Grantor”), and **Amit Bagade and Anjali Amit Bagade, husband and wife**, whose mailing address is 8015 Prairie Lane, Cumming, Georgia 30040, (“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.)

The Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, hereby grants, sells, releases, conveys and confirms unto the Grantee, all that certain land situated in Bay County, Florida, more specifically described as follows:

Condominium Unit: 1003, Majestic Beach Tower II, a Condominium, all as set forth in the Declaration of Condominium and the Exhibits attached thereto and forming a part thereof, as recorded in Official Records Book 2743, Page 949, of the Public Records of Bay County, Florida, and as may be amended from time to time, together with all of its appurtenances according to the Declaration of Condominium. Subject, however, to all of the provisions of the Declaration of Condominium.

This conveyance is made subject to covenants, conditions, restrictions and easements of record, zoning regulations and ordinances and to real estate taxes for the year 2023 and subsequent years, if any, which may now affect the above described property.

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 Grantor hereby covenants with said grantee that 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.

The preparer of this deed represents that:

- 1. This deed has been prepared at the express direction and request of the above Grantor and/or Grantee solely from legal description provided to the preparer by the said Grantor and/or Grantee.**

- 2. No title search, survey, or inspection of the above property has been performed by the preparer, nor has the preparer been provided such documents.
- 3. The title to the above-described real property has not been examined by the preparer.
- 4. The preparer makes absolutely no representations, warranties, or guarantees whatsoever as to the status of the title or the ownership of the real property described above.
- 5. These matters have been explained to, and understood by, the above said Grantor and Grantee.

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 as witnesses:

Akshat Bagade

witness #1 signature

Amit Bagade

Amit Bagade

AKSHAT BAGADE

print witness #1 name

S. H. Desai

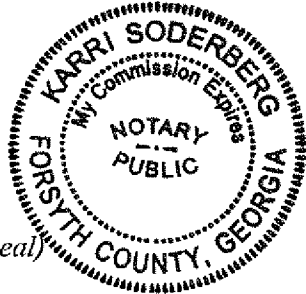
witness #2 signature

Sarojben Desai

print witness #2 name

STATE OF Georgia
COUNTY OF Forsyth

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this 30 day of August, 2023, by Amit Bagade, who [] is personally known to me or who [] produced _____ as identification.



(notary seal)

Karri Soderberg

Notary Public

Karri Soderberg

print Notary Name

My Commission Expires: 12/28/2025