

**PREPARED BY:**

EVANS & DAVIS  
211 N. BROADWAY  
EDMOND, OK 73034

**WHEN RECORDED MAIL TO:**

EVANS & DAVIS  
211 N. BROADWAY  
EDMOND, OK 73034

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**Warranty Deed**

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates)

Made this 30<sup>th</sup> day of August, 2023, BETWEEN

**Michael E. Payne and Julie Lynne Streander, as joint tenants**

Whose post office address is: 11805 Magellan Way, Sellersburg, IN 47172, **Grantors**

And

**JM Beach Rentals, LLC**

Whose post office address is: 11805 Magellan Way, Sellersburg, IN 47172, **Grantee**

WITNESSETH: That the said grantor, for and in consideration of the sum of Ten Dollars & No Cents (\$10.00) Dollars, and other good and valuable consideration to said grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in Bay County County, Florida to wit:

**Unit 1002, Sunrise Beach, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 2576, Page 241, and all amendments thereto, of the Public Records of Bay County, Florida, together with an undivided interest in the common elements appurtenant thereto.**

Subject to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and restrictions and prohibitions, the reference to which shall not operate to reimpose same, imposed by governmental authorities, if any, and taxes for the current year.

Parcel ID Number: 33984-062-150

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining to.

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 the 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.

Said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, Grantor signed and sealed this Warranty Deed on the date first above written.

Witnesses:

Grantor:

Gina Bohannon

Witness #1 Signature

Gina Bohannon

Printed name of Witness #1

M. White

Witness #2 Signature

Ronald W Eve

Printed name of Witness #2

Michael E. Payne

Michael E. Payne

Julie Lynne Streander

Julie Lynne Streander

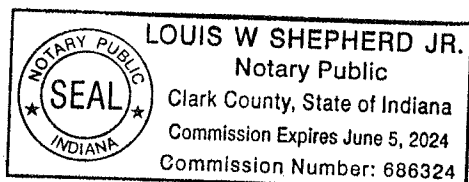
STATE OF INDIANA

COUNTY OF Clark

This instrument was acknowledged before me on 8/30, 2023 by Michael E. Payne and Julie Lynne Streander, as joint tenants, who are personally known to me and are the persons described in and who executed the foregoing instrument and who after being duly sworn says that the execution hereof is a free act and deed for the uses and purposes herein mentioned.

Sworn to and subscribed before me the undersigned Notary Public by my hand and official seal, the day and year last aforesaid.

SEAL:



Louis W. Shepherd Jr.

SIGNATURE OF NOTARY PUBLIC