

This Instrument Prepared By:
Angie Cannady
13800 Panama City Beach Parkway #117
Panama City Beach, FL 32407
As a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

File: **PCB-23-11833**

Property Appraisers Parcel I.D. (Folio) Number(s):
31749-000-000

WARRANTY DEED

THIS WARRANTY DEED, Made this **September 19, 2023**, by

**Nicole Unlimited Investments LLC, a Florida Limited Liability Company (herein referred to as
“Grantor,” whether one or more)**, whose mailing address is
5080 North Alexa Terrace, Crystal River, FL 34428,

and **Purple Lagoon, LLC, a Wyoming Limited Liability Company**, (herein referred to as “Grantee”),
whose mailing address is
1718 Capitol Avenue, Cheyenne, WY 82001.

WITNESSETH: That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents (\$10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto Grantee, all that certain land situated in **Bay, Florida**, to wit:

Lot 4, Block "D", Biltmore Beach, according to the Plat thereof, as recorded in Plat Book 8, Page 25, of the Public Records of Bay County, Florida.

TOGETHER with all 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 **2023**, reservations, restrictions, and easements of record, if any.

*The Terms “Grantor” and “Grantee” herein shall be construed to include all genders and singular or plural as the context indicates.

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IN WITNESS WHEREOF Grantor(s) has/have hereunto set Grantor(s) hand(s) and seal(s), this ____ day of September 2023

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTEREST WITNESSES REQUIRED

WITNESS
PRINT NAME: Angela Cannady

WITNESS
PRINT NAME: Larry Porter

Nicole Unlimited Investments LLC,
a Florida Limited Liability Company
By: Margarita DeSerna
Margarita DeSerna, Manager Member

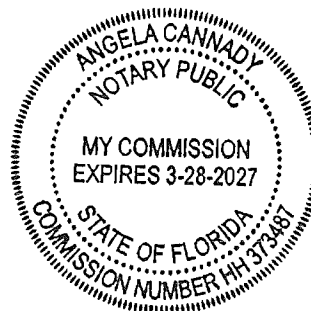
STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 19th day of September, 2023 by Margarita DeSerna, Manager Member of Nicole Unlimited Investments LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

Angela Cannady
Signature of Notary Public
Print, Type/Stamp Name of Notary **Angela Cannady**

Personally known: _____
OR Produced Identification: X

Type of Identification Produced: driver license



After Recording Return to:
South Oak Title - Panama City Beach
13800 Panama City Beach Parkway, STE 117
Panama City Beach, FL 32407