

Prepared by:
Burke Blue
16215 Panama City Beach Parkway
Panama City Beach, Florida 32413

File Number: D740-39083

General Warranty Deed

Made this September 28, 2023 A.D. By **D & B Land Ventures LLC**, a Georgia limited liability company, whose address is: 1220 Bent Creek Road, Watkinsville, Georgia 30677, hereinafter called the grantor, to **Maria Pruett and James Pruett, wife and husband**, whose post office address is: 630 North Eagle Drive, Montgomery, Indiana 47558, hereinafter called the grantee:

(Whenever used herein the term "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 Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Bay County, Florida, viz:

Lot 4, BRITTON WOODS SUBDIVISION, according to the Plat thereof as recorded in Plat Book 18, Page(s) 10 and 11, of the Public Records of Bay County, Florida.

Parcel ID Number: **11249-304-000**

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 December 31, 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 our presence:

Matt McVining
Witness Printed Name Matt McVining

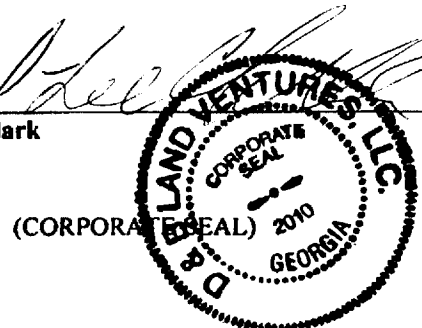
Katherine J. Fetzer
Witness Printed Name Katherine J. Fetzer

State of GA
County of Oconee

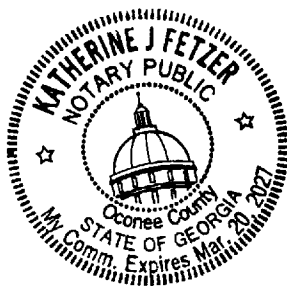
D & B Land Ventures LLC, a Georgia limited liability company

Beth Clark (Seal)
By: Beth Clark
Its: Manager

Daniel Lee Clark (Seal)
By: Daniel Lee Clark
Its: Manager



The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22 day of September, 2023, by Beth Clark and Daniel Lee Clark, Managers of D & B Land Ventures LLC, a Georgia limited liability company, who is/are personally known to me or who has produced Drivers Licenses as identification.



Katherine J. Fetzer
Notary Public
Print Name: Katherine J. Fetzer
My Commission Expires: 03/20/2027