

Prepared by and return to:

Kyle Polansky
Alachua Title Services, LLC
16407 Northwest 174th Drive
Suite C
Alachua, FL 32615
(386) 418-8183
File No 23-444

Parcel Identification No 02340-050-000

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 20th day of October, 2023 between OHM Springs, Inc., a Florida Corporation, whose post office address is 1317 Edgewater Drive, 5125, Orlando, FL 32804, of the County of , State of Florida, Grantor, to Daniel Kenna, a single person, and Yun Ji Kim, a single person, as joint tenants, whose post office address is 6301 Babby Lane, Panama City, FL 32404, of the County of Bay, State of Florida, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Bay, Florida, to-wit:

The West half of the Northeast Quarter of the Northeast Quarter of Section 23, Township 1 North, Range 12 West, containing 20 acres more or less.

CONVEYS ROAD RIGHT OF WAY EASEMENT recorded in Official Record Book 631, Page 122, Bay County Records.

Subject to a one-sixteenth oil, gas and mineral fee royalty retained and reserved in perpetuity by Nona B. Wood and Owen A. Wood, and a 25 foot strip for highway purposes, in deed recorded in Deed Book 142, Page 83, Bay County Records.

Subject to an easement for electrical transmission lines recorded in Deed Book 157, Page 111, Bay County Records.

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

Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

OHM Springs, Inc., a Florida Corporation

By: Josiah D. Ronco, PVTS

WITNESS #1
PRINT NAME: Kathryn Higgins

Ulysses Luevano
WITNESS #2
PRINT NAME: Ulysses Luevano

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 19th day of October, 2023 by Josiah D. Ronco, PVTS of OHM Springs, Inc., a FL Corporation, on behalf of the Corporation.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary



Kathryn Higgins
Notary Public
State of Florida
Comm# HH077945
Expires 1/6/2025

Personally known:
OR Produced Identification: _____

Type of Identification Produced: _____