

This Instrument Prepared By:
South Oak Title
Christin Bramblette
2810 Martin Luther King Junior
Boulevard
Suite A
Panama City, FL 32405
As a necessary incident to the
fulfillment of conditions contained
in a title insurance commitment
issued by it.

File: **PC-23-13428**

Property Appraisers Parcel I.D. (Folio) Number(s):
34800-426-000

WARRANTY DEED

THIS WARRANTY DEED, Made the **October 26, 2023**, by
Coots Family Properties, LLC, Series 1, a Delaware Limited Liability Company (herein referred to as
“Grantor,” whether one or more), whose mailing address is
679 Phillips Lee Rd., Hiram, GA 30141
and **Garlands Getaways LLC, a Georgia Domestic Limited Liability Company, (herein referred to as**
“Grantee”), whose mailing address is
10615 Cauley Creek Drive, Duluth, GA 30097.

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:

Condominium Parcel: Unit 605, Edgewater Tower III, a Condominium, as set forth in the Declaration of Condominium and the exhibits annexed thereto and forming a part thereof, as recorded in Official Records Book 1269, Page 31, and re-recorded in Official Records Book 1269, Page 238, of the Public Records of Bay County, Florida, Together with all of its appurtenances according to the Declaration of Condominium, together with an undivided interest in the common elements appurtenant thereto.

This Property **IS NOT** the homestead of the Grantor(s) under the laws and constitution of the State of 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.

IN WITNESS WHEREOF Grantor(s) has/have hereunto set Grantor(s) hand(s) and seal(s), this 24th day of October, 2023.

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

[Signature]
WITNESS
PRINT NAME: BROD HALL

[Signature]
WITNESS
PRINT NAME: STEVEN SMITH

Coots Family Properties, LLC, Series 1, a Delaware Limited Liability Company

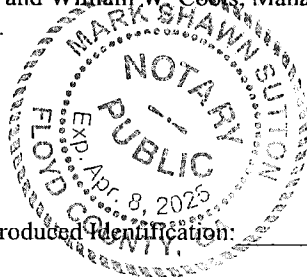
By: [Signature]
Margaret Coots, Member

By: [Signature]
William W. Coots, Manager

STATE OF GEORGIA
COUNTY OF FLOYD

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 24th day of October, 2023, by Margaret Coots, Member of Coots Family Properties, LLC, Series 1, a Delaware Limited Liability Company and William W. Coots, Manager of Coots Family Properties, LLC, Series 1, a Delaware Limited Liability Company.

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



Personally Known: _____ OR Produced Identification: _____
Type of Identification
Produced: _____

After Recording Return to:
South Oak Title
Christin Bramlette
2810 Martin Luther King Junior Boulevard, Suite A
Panama City, FL 32405