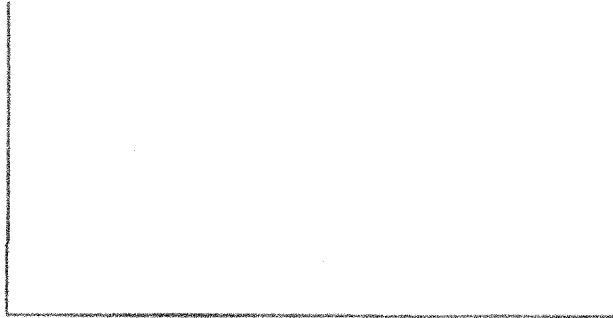


This Instrument Prepared by:
Arianne Meredith
Florida Coastal Closing & Escrow, LLC
558 Harrison Avenue
Panama City, FL 32401

Parcel Identification Number:
04102-300-600



Special Warranty Deed

THIS SPECIAL WARRANTY DEED (this "Deed") is made as of this 27th day of October, 2023 between **Ryan Supple, a married person, and Colin Neumann, a married person**, whose mailing address is 8608 Cheltenham Court, Louisville, KY 40222 ("**Grantor**") to, **Cumulus Properties, LLC, a Georgia Limited Liability Company** whose mailing address is 5400 Powers Ferry Road, Atlanta, GA 30327 ("**Grantee**").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of THREE HUNDRED TWENTY FIVE THOUSAND AND 00/100 (\$325,000.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "Property") located and situated in **Bay County, Florida** and fully described as follows:

Lot 60 of SUGAR SAND, according to the Plat thereof as recorded in Plat Book 26, Page 1, of the Public Records of Bay County, Florida.

The property described herein is not the homestead of the grantors and neither the grantors, the grantors' spouses, nor anyone for whom the grantors are responsible, reside on or adjacent to said land.

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

SUBJECT to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation or reimposing same.

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

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES:

WITNESS

PRINT NAME: Bernard Wells

WITNESS

PRINT NAME: Andrew Norris

GRANTOR:

Ryan Supple

Colin Neumann

STATE OF Kentucky
COUNTY OF Jefferson

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 27 day of October, 2023, by Ryan Supple and Colin Neumann.

Andrew Norris

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

Personally Known: _____ OR Produced Identification: _____

Type of Identification

Produced: Drivers Licence

