

This Instrument Prepared By:

South Oak Title
Kristi Matthews
13800 Panama City Beach
Parkway
STE 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-23-14157**

Property Appraisers Parcel I.D. (Folio) Number(s):
34796-179-000

WARRANTY DEED

THIS WARRANTY DEED, Made the **November 27, 2023**, by **David M. Martin, Jr, a married man (herein referred to as "Grantor," whether one or more)**, whose mailing address is

P O Box 56, Nelson, GA 30151

and **ARC Properties & Investments, LLC, a Georgia Limited Liability Company**, (herein referred to as "Grantee"), whose mailing address is

2695 Winthrop Way, Lawrenceville, GA 30044

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 Unit I, Building G-10, Gulf Highlands I, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1223, Page 953, and all amendments thereto, of the Public Records of Bay County, Florida, 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 27th day of November, 2023

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

[Signature]
WITNESS
PRINT NAME: Andrew Constry

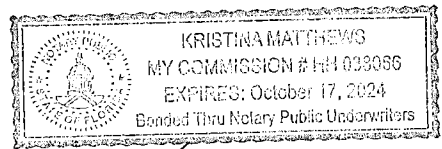
[Signature]
David M. Martin, Jr

[Signature]
WITNESS
PRINT NAME: Kristi Matthews

STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 27th day of November, 2023, by David M Martin, Jr and Bridget Martin.

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



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

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