

THIS INSTRUMENT PREPARED BY:  
Charles A. Costin, Esquire  
413 Williams Avenue  
Port St. Joe, Florida 32456

Parcel ID# 04973-304-000

**WARRANTY DEED**

THIS WARRANTY DEED made the 11<sup>th</sup> day of December, 2023, by

**ATEF A. DEIF**  
**P.O. Box 38**  
**Milan, Missouri 63556**

hereinafter called the grantor, to

**WEST GA PROPERTY VENTURES LLC, a Georgia limited liability company**  
**411 Sandhill Hickory Level Road**  
**Carrollton, Georgia 30116**

hereinafter called the grantee:

*(Wherever used herein the terms "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 \$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, to wit:

**Lot 3, Block D, Mexico Beach Unit 14 as per Plat thereof recorded in Plat Book 11, Page 15 of the public records of Bay County, Florida.**

**SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD.**

**PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR.**

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, 2023.

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:

Brie Duray  
Witness

Printed Name: Brie Duray

Sonya A Woodley  
Witness

Printed Name: Sonya A Woodley

Atef A Deif

ATEF A. DEIF

State of Michigan  
County of Macomb

The foregoing instrument was acknowledged before me by means of X physical presence or     online notarization, this 11 day of December, 2023 by ATEF A. DEIF, who is personally known to me or has produced Missouri Drivers License as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 11 day of December, 2023.

RITA KOCHIS  
NOTARY PUBLIC - MICHIGAN  
MACOMB COUNTY  
MY COMMISSION EXPIRES 05/14/2027  
ACTING IN Macomb COUNTY

Rita Kochis  
Notary Public  
My Commission Expires: 5-14-2027  
Commission No.: 0206281

RE: DEIF/WEST GA PROP