

THIS INSTRUMENT PREPARED BY:
THOMAS S. GIBSON
Rish & Gibson, P.A.
P. O. BOX 39
PORT ST. JOE, FL 32457
File No. 23-0569
Parcel No. 40001-080-005

WARRANTY DEED

THIS WARRANTY DEED made the 19 day of December 2023,

by **STANLEY O. CARICO and DONNA J. CARICO, husband and wife**, whose post office address is 824 Backwater Rd, Port Saint Joe, FL 32456 , hereinafter called the Grantor,

to **AMERSON INVESTMENTS LLC, a Georgia limited liability company** whose post office address is 3944 Peeksville Rd, Locust Grove, GA 30248, hereinafter called the Grantee.

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, the 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**, viz

Condominium Unit No. 105, Tranquil Harbour, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 2910, Page 688 and amended in Official Records Book 3022, Page 1151, of the Public Records of Bay county, Florida (the "Declaration"). Together with an undivided interest in the common elements which are appurtenant to the unit as set out in the Declaration, and together with: (i) limited common element Storage Pace S-33 and limited common element Parking Space Number 38 and Boat Slip No. 13.

SUBJECT TO: Covenants, Restrictions and Easements of record, if any.

GRANTOR HEREBY CERTIFIES THAT THE ABOVE DESCRIBED PROPERTY IS NOT 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 covenant 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 warrant the title to all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2023 and

SUBJECT TO the Applicable Comprehensive Plan, including developmental regulations and **SUBJECT TO** taxes for the current year and later years and all valid easements.

And Grantor does hereby fully warrant title to said land and will defend the same against the lawful claims of all persons whomsoever, subject only to any exceptions set forth herein.

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:

*Stanley O. Carico signed by
Donna J. Carico his
Attorney in fact*

[Signature]
Witness Signature
Printed Name: Deborah L. Jasinski
Witness Address: 116 Sailors Cove Dr.
Witness Address: Port St. Joe, FL 32456

STANLEY O. CARICO

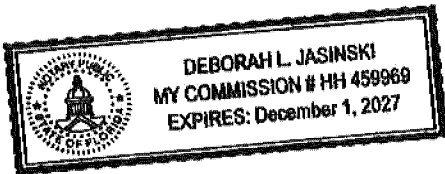
[Signature]
Witness Signature
Printed Name: Trinity H. Stukey
Witness Address: 116 Sailors Cove Dr.
Witness Address: Port St. Joe, FL 32456

[Signature]
DONNA J. CARICO

STATE OF Florida

COUNTY OF Gulf

The foregoing instrument was acknowledged before me by means of **physical presence** or **online notarization**, this day 19 of December, 2023, by **STANLEY O. CARICO and DONNA J. CARICO, husband and wife**, is/are personally known to me or has/have produced FL DL as identification.



[Signature]
Notary Public, State of Florida
My Commission Expires: