

This Instrument Prepared By:  
**BRUTON M. CAMPBELL-WORK**  
Clark Partington  
4100 Legendary Drive, Suite 200  
Destin, FL 32541

Record Deed:	\$18.50
Deed Documentary Stamps:	\$2,082.50
Total:	\$2,101.00

CP File No.: 235539

Property Appraiser's Parcel ID (Folio) No.: 32611-950-090

## ***WARRANTY DEED***

***THIS WARRANTY DEED***, made effective on the 29th day of December, 2023 by **Martelle Homes, LLC**, a Florida limited liability company (the "Grantor"), whose address is 1025 S. County Highway 393, Santa Rosa Beach, FL 32459 to **Martelle Investments, LLC**, a Florida limited liability company (the "Grantee"), whose address is 1025 S. County Highway 393, Santa Rosa Beach, FL 32459.

Grantor, for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee and Grantee's heirs, successors, and/or assigns, all that certain land situate in BAY County, State of Florida, described as follows (the "Property"):

**Lot 331, RIVERCAMPS ON CROOKED CREEK UNIT 5, according to the Plat thereof, as recorded in Plat Book 23, Pages 21-35, of the Public Records of Bay County, Florida.**

**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining free from all exemptions.

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

Subject to zoning, restrictions, prohibitions and other requirements imposed by governmental authorities; restrictions, instruments and matters of record or appearing on the plat or otherwise common to the subdivision, if the Property is in a subdivision; valid easements and mineral reservations of record affecting the Property, if any; and taxes for the current year and subsequent years; all of which are not hereby reimposed.

And Grantor hereby covenants with Grantee that Grantor is lawfully seized of an indefeasible estate in fee simple in the Property, and has a good right to convey the same; that it is free of lien or encumbrance; and Grantor hereby fully warrants the title to Property and will defend the same against all persons lawfully claiming the same.

[Signatures follow on next page.]

Signed, sealed and delivered in our presence:

[Signature]  
Signature of Witness No. 1

Kathleen M. Cano  
Print Name of Witness No. 1  
4100 Legendary Drive, Ste 200  
Destin, FL 32541

Caitlin Stanfill  
Signature of Witness No. 2  
Caitlin Stanfill

Print Name of Witness No. 2  
4100 Legendary Drive, Ste 200  
Destin, FL 32541

STATE OF FLORIDA  
COUNTY OF DEKALB

The foregoing instrument was executed and acknowledged before me by means of physical presence this 29th day of December, 2023, by Dayla Shantelle Hernandez as Manager of Martelle Homes, LLC, a Florida limited liability company (X) who is personally known to me or ( ) who has produced a valid, state-issued driver's license as identification.

[NOTARY SEAL]



**GRANTOR:**

Martelle Homes, LLC,  
a Florida limited liability company

BY: [Signature]  
Dayla Shantelle Hernandez  
Manager

[Signature]  
NOTARY PUBLIC