

Return to:  
Corbin Carroll and Sunny Carroll  
106 Hideaway Bay Drive  
Miramar Beach, FL 32550

**\* No Transfer tax due, transfer of unencumbered  
property between a parent transferor and its wholly  
owned transferee**

## Warranty Deed

Made this January 9, 2024 A.D. By **Corbin Carroll and Sunny Carroll, Husband and wife**, whose mailing address is: 106 Hideaway Bay Drive, Miramar Beach, Florida 32550, hereinafter called the grantor, to **Carroll Group Holdings LLC, a Florida Limited Liability Company**, whose mailing address is: 106 Hideaway Bay Drive, Miramar Beach, Florida 32550, hereinafter called the grantee:

(Whenever used herein the term "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 Ten Dollars, (\$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, viz:

**S.E. 1/2 of Lots 11 and 12, Block 9, MEXICO BEACH UNIT NO. 1, as recorded in Plat Book 7  
Page 5, of the Public Records of Bay County Florida.**

Parcel ID Number: **04323-000-000**

**Said** property is not the homestead property of the Grantor as defined by the Constitution of the State of Florida.

**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.

**SIGNATURE(S) ON THE FOLLOWING PAGE**

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:

[Signature]  
Witness Signature

Witness Printed Name Wendy Lewis

Witness Address: 36150 Emerald Coast Pkwy #101  
Destin FL 32541

[Signature]  
Corbin Carroll

[Signature]  
Witness Signature

Witness Printed Name John Zoby

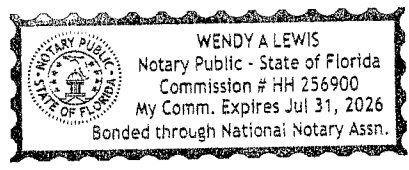
Witness Address: 36150 Emerald Coast Pkwy, #101  
Destin, Florida 32541

[Signature]  
Sunny Carroll

STATE OF Florida

COUNTY OF Okaloosa

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 9<sup>th</sup> day of January, 2024, by Corbin Carroll and Sunny Carroll, whom I do personally know or who has produced a valid driver's license or government issued photo ID as identification.



{NOTARY SEAL}

[Signature]  
Notary Public  
Print Name: \_\_\_\_\_  
Commission Number: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_