

THIS INSTRUMENT PREPARED BY:

Robert P. Lynch, an employee of
Beach Land and Title Services, Inc.
4399 Commons Drive East
Suite 300
Destin, Florida 32541

24-1011

(The space above is provided for recording information)

WARRANTY DEED

THIS WARRANTY DEED made this 17th day of January, 2024, between **VIP Premier Properties, LLC, a Florida limited liability company**, whose mailing address is 3930 Mezzanine Drive, Suite A, Lafayette, Indiana 47905, hereinafter referred to as "grantor", and **Scott Foster, an unmarried man**, whose mailing address is 1908 W Lakeshore Drive, Springfield, Illinois 62712, hereinafter referred to as "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 Ten 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, all that certain land situate in Bay County, Florida, viz:

Condominium Unit No. 301 of PORT LAGOON OF PANAMA CITY BEACH, A CONDOMINIUM, together with an undivided interest in the common elements appurtenant thereto, all as set forth in the Declaration of Condominium and the exhibits annexed thereto and forming a part thereof, recorded in Official Records Book 1065, Page 1571, and amended in Official Records Book 1075, Page 1891, as amended from time to time, of the Public Records of Bay County, Florida.

Parcel Identification No. 31183-109-000

This conveyance is made subject to covenants, conditions, restrictions and easements of record, if any, which may now affect the above described property, but this provision shall not operate to reimpose the same. Also subject to zoning regulations and ordinances, and to real estate taxes for the year 2024 and subsequent years.

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 Grantor hereby covenants with said grantee that 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 as witnesses:

**VIP Premier Properties, LLC,
a Florida limited liability company**

By: VIP Cinemas, Inc,
a Florida Corporation Its: Manager

By: Mark C. McSparin, Its: President



Witness #1 signature

Print Name: Jacob McSparin

Address: 3838 PASALT ST.

LAFAYETTE, IN 47909



Witness #1 signature

Print Name: SANJAY RASARATNAM

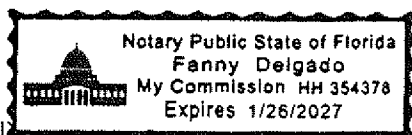
Address: 8903 GLADE RD - A14

BOCA RATON, FL 33434

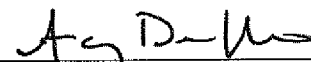
STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 17 day of January, 2024, by Mark C. McSparin, Its: President of by VIP Cinemas, Inc, a Florida corporation, as Manager of **VIP Premier Properties, LLC, a Florida limited liability company**, on behalf of the company, who: (Notary must check applicable box)

- is personally known to me.
- produced a current _____ (state) driver's license as identification.
- produced ILLINOIS DL as identification.



(notary seal)



Notary Public
Fanny Delgado

print Notary Name
My Commission Expires: 1/26/27