

Recording Fee:	\$18.50
Doc Stamps:	\$1,225.00
Total:	\$1,243.50

Prepared by and return to:
Moorhead Law Group
6757 US Hwy 98 W, Suite 102
Santa Rosa Beach, FL 32459
File No.: 23-5062

Parcel ID Number 30196-555-000

NOTICE TO RECORDER: The subject property is not encumbered. Documentary stamp tax are being paid based on one-half of the current value of the subject property as the sole owner of the grantor is a one-half owner of the grantee so there is a 50% change in the beneficial ownership of the property described herein. The current value of the subject property is \$350,000.

WARRANTY DEED

STATE OF FLORIDA

COUNTY OF BAY

KNOW ALL MEN BY THESE PRESENTS: that KC Solutions, Inc., a Georgia corporation, whose address is 645 Wynnewood Ct. SW, Powder Springs, GA 30127, Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, do hereby grant, bargain, sell and convey the below described property, situate, lying and being in the County of Bay, State of Florida, unto Emerald Realty Solutions, LLC, a Florida limited liability company, whose mailing address is 7926 So Lagoon Drive, Panama City Beach, Florida 32408, hereinafter called Grantee, its successors and assigns:

Lot 16, Block F, Silver Sands Unit Two, a Subdivision, as recorded in Plat Book 11, Pages 41-A and 41-B, in the Public Records of Bay County, Florida, less and except the following described parcel:

Beginning at the Northwest corner of Lot 16, Block F, Silver Sands Unit Two as per plat thereof recorded in Plat Book 11, Pages 41-A and 41-B of the Public Records of Bay County, Florida; thence N 89°45'22" E, 5.45 feet; thence S 00°14'38" E, 44.25 feet; thence S 14°47'03" W, 21.01 feet; thence N 00°14'38"W, 64.55 feet to the Point of Beginning.

And Grantor does hereby fully warrant the title to the property and will defend the same against the lawful claims of all persons whomsoever. Subject to taxes for the current and subsequent years and easements, restrictions, reservations and other matters of record which are not hereby reimposed.

(End of text; signatures on next page)

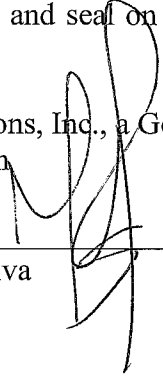
NOTE: This deed has been prepared at the request of the Grantee and no title search, survey, or inspection of the property described herein has been performed by the preparer. Title to the subject property has not been examined by the preparer, and the preparer of this deed makes no warranties, representations or guarantees as to the status of title or as to ownership of the subject property.

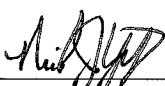
IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 3rd day of May, 2023.

Signed, sealed and delivered
in the presence of:

KC Solutions, Inc., a Georgia
corporation


Print Name: Lindsay Roberts
6757 US Hwy 98 W, Santa Rosa Beach, FL 32459

By: 
Marcos Silva
Its: Agent

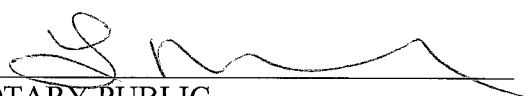

Print Name: Nicholas J. Yurtz
6757 US Hwy 98 W, Santa Rosa Beach, FL 32459

STATE OF FLORIDA

COUNTY OF WALTON

The foregoing instrument was acknowledged before me by means of physical presence on this 3rd day of May, 2023, by Marcos Silva, as Agent of KC Solutions, Inc., a Georgia corporation on behalf of said corporation.




NOTARY PUBLIC

[SEAL]

Personally Known
or

Produced Identification

Type of Identification Produced FL DL