

Prepared by and return to:

Merino Title, LLC, David C. Merino
375 Parkway 575, Suite 100
Woodstock, GA 30188
File No.: FL230907817

Property Appraiser's ID No(s): 03072-033R

The actual purchase price or other valuable consideration paid for the real property or interest conveyed by this instrument is \$10.00. Florida Documentary Stamps in the amount of \$0.70 have been paid hereon.

WARRANTY DEED

This Warranty Deed is executed this 25th day of March, 2024 by Jason Lee Love and Tracie Kay Love, husband and wife ("Grantor") whose post office address is 1889 Streamlet Xing, Kennesaw, GA 30152, to 115 Tiller Drive, LLC, a Georgia limited liability company ("Grantee") whose post office address is 1889 Streamlet Xing, Kennesaw, GA 30152. "Grantor" and "Grantee" are used for singular or plural, as context requires.

Witnesseth, that Grantor, for the sum of \$10.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described property:

Lot 89, Dunes At Bridge Harbor, according to the plat as recorded in Plat Book 28, Page 54 through 60, of the Public Records of Bay County, Florida.

Subject to Covenants, Conditions, restrictions, Reservations, Limitations, Easements and Agreements of Record, if any.

Subject to taxes accruing subsequent to December 31, 2022.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

THE PROPERTY DESCRIBED HEREIN IS NOT NOW, NOR HAS IT EVER BEEN, THE PRIMARY RESIDENCE/HOMESTEAD OF THE OWNER OR THE OWNER'S SPOUSE OR DEPENDENT CHILD, IF ANY. FURTHER, THE PROPERTY IS NOT CONTIGUOUS TO SUCH PERSONS' HOMESTEAD.

This conveyance is subject to easements, restrictions, reservations, and limitations of record, if any, **and 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 Grantee that Grantor is lawfully seized of said land in Fee Simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land; and that Grantor will defend the same against the lawful claims of all persons whomever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2023.

[SIGNATURE PAGE TO FOLLOW]

In Witness Whereof, Grantor has signed and sealed these presents the day and year above written.

Signed, sealed and delivered as to all Grantors in the presence of:

[Handwritten Signature]

Signature of Witness No. 1

Shannon Baum

Printed Name of Witness No. 1

375 Parkway 575
Address of Witness No. 1 Woodstock, GA 30188

[Handwritten Signature]

Jason Lee Love

Tracie Kay Love

Tracie Kay Love

[Handwritten Signature]

Signature of Witness No. 2

David C. Marino

Printed Name of Witness No. 2

375 Parkway 575, Suite 100, Woodstock GA 30188
Address of Witness No. 2

STATE OF FLORIDA

COUNTY OF Cherokee

The foregoing instrument was acknowledged before me by means of X Physical Presence or _____ Online Notarization, this 25th day of March, 2024 by _____, who is personally known to me or who has produced Drivers License (type of identification) as identification.

[Handwritten Signature]

Notary-Public

Printed Name: Shannon Baum

Commission # _____

My Commission Expires _____

