

Prepared By and Return to:
Robert J. Kauffman, Esq.
Hartley, Rowe & Fowler, P.C.
Post Office Box 489
Douglasville, GA 30133-0489
File No.:00634-10B

Property Appraiser's Identification No: 35040-030-000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and executed as of the 22nd day of March, 2024 by **MICHAEL'S REAL ESTATE, LLC**, a Georgia limited liability company, having an address at 2262 Taryla Lane, Lithia Springs, GA 30122 (the "Grantor") to **TOUCHET'S COASTAL COTTAGE, LLC**, a Georgia limited liability company, having an address at 2262 Taryla Lane, Lithia Springs, GA 30122 (the "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 \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Bay County, Florida, described as follows (the "Property"):

Commence at the Northeast corner of Lot 1, Block 78, according to A.W. Pledgers Plat of Panama City Beach, on file in Plat Book 7, Page 15, of the Public Records of Bay County, Florida; thence N 57°43' W, 47.85 feet to the Point of Beginning; thence S 32°17' W, 102.83 feet; thence N 56°14' W, 15.70 feet; thence N 32°17' E 102.42 feet to the Southerly R/W line of Beach Boulevard; thence S 57°43' E along said R/W line 15.70 feet to the Point of Beginning.

Property Address: 9614 Beach Boulevard, Unit D, Panama City Beach, FL 32408

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

SUBJECT TO those matters set forth on Exhibit "B" attached hereto.

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

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and Grantor hereby specially warrants the title to the Property subject to the matters referenced above, and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

Signature page follows

IN WITNESS WHEREOF the Grantor has caused these presents to be executed the day and year first above written.

Signed, sealed and delivered in the presence of:

MICHAEL'S REAL ESTATE, LLC,
a Georgia limited liability company

Asnley Nable
Print Name: Asnley Nable

By: Michael Touchet
Michael Touchet, Sole Member

12301 Veterans Memorial Hwy
Douglasville, GA 30134

Kelly J. Floyd
Print Name: Kelly J. Floyd

12301 Veterans Memorial Hwy
Douglasville, GA 30134

STATE OF GEORGIA
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22nd day of March, 2024, by Michael Touchet, as Sole Member, on behalf of the company, who is personally known to me or who has produced _____ as identification.

Lori S. Poole
NOTARY PUBLIC

