

Prepared by and return to:  
Wes Harris  
Clear Title & Escrow, LLC  
340 West 23rd Street  
Suite K  
Panama City, FL 32405  
(850) 640-1491  
File No 2024-128

Parcel Identification No 30188-269-003

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## WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the **29th day of March, 2024** between **Lagom Investments LLC, a Georgia Limited Liability Company**, whose post office address is **153 Alderwood Hill Northeast, Sandy Springs, GA 30328**, Grantor, to **Anthony D. Marioni, an unmarried man, and Susan Lopez, a married woman**, whose post office address is **8518 North Lagoon Drive, Panama City, FL 32408**, Grantees:

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Bay, Florida, to-wit:

UNIT NO. 3, ACCORDING TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND THE EXHIBITS ANNEXED THERETO AND FORMING A PART THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1012, PAGE 761 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED ONE-SIXTH INTEREST IN THE COMMON PARKING AREA AS DESCRIBED IN SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS. TOGETHER WITH ALL SAID UNITS APPURTENANCES ACCORDING TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, SAID UNIT NO. 3 FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 8, BLOCK "F", GRAND LAGOON SHORES UNIT SEVEN, AS PER PLAT RECORDED IN PLAT BOOK 13, PAGE 59, PUBLIC RECORDS OF BAY COUNTY, FLORIDA AND RUN SOUTH 63 DEGREES 24'59" EAST, A DISTANCE OF 60.14 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 63 DEGREES 24'59" EAST, 30 FEET; THENCE RUN SOUTH 26 DEGREES 42'29" WEST THROUGH AND ALONG A COMMON WALL EXTENDED A DISTANCE OF 85 FEET; THENCE RUN NORTH 63 DEGREES 24'59" WEST, 30 FEET; THENCE RUN NORTH 26 DEGREES 42'29" EAST THROUGH AND ALONG A COMMON WALL EXTENDED A DISTANCE OF 85 FEET TO THE POINT OF BEGINNING.

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

**Subject to** taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations, and limitations of record, if any.

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

**And** Grantor hereby covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed, and delivered in our presence:

[Signature]  
WITNESS  
PRINT NAME: Elvira Oman  
Address: 3515 Grayston Cir  
30341, Atlanta

Lagom Investments LLC, a Georgia Limited Liability Company

By: [Signature]  
Katherine Christine Olsson, Managing Member

By: [Signature]  
Pelle Olsson, Managing Member

Per Lars Olsson

[Signature]  
WITNESS  
PRINT NAME: Jaylee Wegener  
Address: 1000 Ashwood Pkwy  
Dunwoody, GA ~~306~~ 30338

STATE OF Georgia  
COUNTY OF Fulton

April The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this 24 day of March, 2024 by Katherine Christine Olsson and Pelle Olsson, Managing Members of Lagom Investments LLC, a GA Limited Liability Company, on behalf of the Limited Liability Company.

[Signature]  
Signature of Notary Public  
Print, Type/Stamp Name of Notary

Personally known: \_\_\_\_\_  
OR Produced Identification: ✓

Type of Identification Produced: driver license

