

**PREPARED BY:**

AUTUMN B. MATTHEWS, ESQ.  
C/O U.S. DEEDS, P.A.  
423 LITHIA PINECREST ROAD  
BRANDON, FL 33511

**WHEN RECORDED MAIL TO:**

THOMAS H. ROGERS, III, ESQ.  
GREGORY, DOYLE, CALHOUN  
& ROGERS, LLC  
49 ATLANTA STREET  
MARIETTA, GA 30060

**PARCEL ID NO.:** 40001-000-251

**PURCHASE PRICE PAID:** \$10.00

**OTHER CONSIDERATION:** \$0.00

**DOCUMENTARY STAMP TAX:** \$0.70

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**Special Warranty Deed**

THIS SPECIAL WARRANTY DEED is made on March 20, 2024, by MELISSA D. FOWLER, a married woman, who acquired title as an unmarried woman, whose address is 230 Old Hay School Road, Dallas, GA 30157 (herein, "Grantor"), to LAKETOWN WHARF UNIT 802, LLC, a Georgia limited liability company, whose address is 230 Old Hay School Road, Dallas, GA 30157 (herein, "Grantee").

GRANTOR, in consideration of Ten Dollars and other valuable consideration, receipt of which is hereby acknowledged, hereby conveys to Grantee, all of Grantor's interest in and to the following described real property located in the County of Bay, State of Florida:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 9860 South Thomas Drive, Unit 802, Panama City Beach, FL 32408

TOGETHER WITH all of the easements, rights, privileges and appurtenances thereto belonging and all of the estate, right, title, interest and claim, either at law or in equity, of Grantor of, in, to or out of such real property.

TO HAVE AND TO HOLD the above-described real property in fee simple with all appurtenances and for the purposes set forth herein, subject to all matters of record, if any. Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby specially warrants that title to the property is free from all encumbrances made by Grantor, and Grantor will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but against none other.

**EXEMPT TRANSFER - NO DOCUMENTARY STAMP TAX OR INTANGIBLE PERSONAL PROPERTY TAX IS  
DUE OR PAYABLE IN CONNECTION WITH THE RECORDING HEREOF.**

IN WITNESS WHEREOF, Grantor signed and sealed this Special Warranty Deed on the date first above written.

Witnesses:

Grantor:

Sonya Duckett

Witness #1 signature

Sonya Duckett

Printed name of witness #1

49 Atlanta St, Marietta, GA 30060

Address, city, state, zip code of witness #1

Melissa D. Fowler

Melissa D. Fowler

Yolanda Anarado Sanchez

Witness #2 signature

Yolanda Anarado Sanchez

Printed name of witness #2

49 Atlanta St. SE Marietta GA 30060

Address, city, state, zip code of witness #2

STATE OF Georgia  
COUNTY OF Cobb

This instrument was acknowledged before me, by means of  physical presence or [ ] online notarization, on March 20, 2024, by Melissa D. Fowler,  who is personally known to me OR [ ] who has produced \_\_\_\_\_ as identification [CHECK APPLICABLE BOX TO SATISFY IDENTIFICATION REQUIREMENT OF FLA STAT. SEC. 117.05]

[Affix Notary Seal]

[Signature]  
SIGNATURE OF NOTARY PUBLIC

My commission expires: 1/12/2027



**EXHIBIT A**

All that certain land situate in Bay County, Florida, viz:

Condominium Unit 802, of LAKETOWN WHARF, a Condominium, according to the Declaration of Condominium of Laketown Wharf, a Condominium recorded in Official Records Book 2994, Page 1890, and amended by Special Amendment to Declaration of Condominium of Laketown Wharf, a Condominium recorded in Official Records Book 3068, Page 1925, First Amendment to Declaration of Condominium of Laketown Wharf, a condominium recorded in Official Records Book 3295, Page 1872, and Second Amendment to Declaration of Condominium of Laketown Wharf, a Condominium recorded in Official Records Book 3586, Page 57, of the Public Records of Bay County, Florida, together with an undivided interest in the common elements which are appurtenant to such units.

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 and subsequent years.

This property is not the homestead real property of Grantor.

**MAIL FUTURE TAX STATEMENT TO:**

LAKETOWN WHARF UNIT 802, LLC  
230 Old Hay School Road  
Dallas, GA 30157

*The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*