

Prepared by and return to:

This instrument prepared by: **Kristina Brown**  
**Brownstone Title Services, LLC**  
**195 Wekiva Springs Rd**  
**Suite 101**  
**Longwood, FL 32779**  
**(407) 869-9609**  
File No.: **2024-158**

\_\_\_\_\_[Space Above This Line For Recording Data]\_\_\_\_\_

## WARRANTY DEED

**This Warranty Deed** Made this **4th day of October, 2024** by **Eugenia T Baldwin, unmarried widow** hereinafter called the grantor, whose post office address is: **672 E. Victoria Trails Blvd, Deland, FL 32724**

to: **White Dove Capital, LLC, a Texas Limited Liability Company** whose post office address is: **12953 Trinity Blvd, Ste 125, Euless, TX 76040** hereinafter called the grantee,

**WITNESSETH:** That said grantor, for and in consideration of the sum of Fifteen Thousand and 00/100 (\$15,000.00) Dollars, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in **Bay County, Florida**, viz:

**Lot 93, LAIRD POINT PHASE ONE, according to the Plat thereof as recorded in Plat Book 20, Pages 92 through 101, inclusive, of the Public Records of Bay County, Florida.**

**Parcel Identification Number: 06701-193-000**

This property is NOT the homestead of the Grantor (s).

**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 the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 12/31/2023, reservations, restrictions and easements of record, if any.

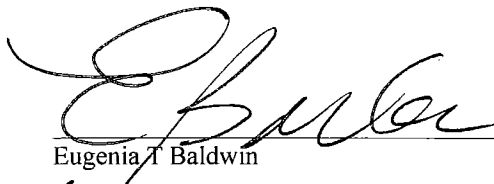
(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates)

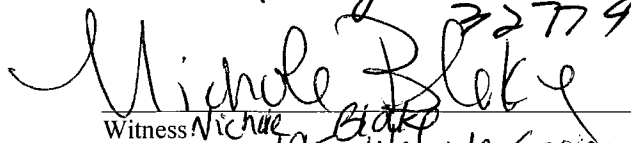
**IN WITNESS WHEREOF**, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

  
Witness K. Brown

Printed Name:  
P.O. Address: 195 Wekiva Springs  
St 101, Longwood FL  
32779

  
Eugenia T Baldwin

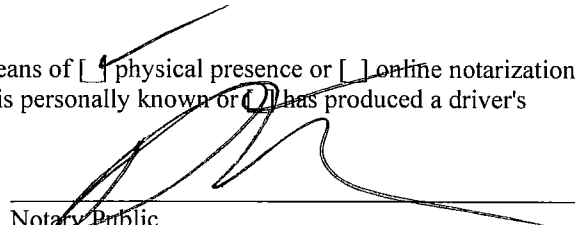
  
Witness Michele Blake

Printed Name: 195 Wekiva Springs  
P.O. Address: St 101  
Longwood FL 32779

State of Florida  
County of Volusia

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 4th day of October, 2024 by Eugenia T Baldwin who  is personally known or  has produced a driver's license as identification.

[Seal]

  
Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

