

Prepared by:

Defender Title and Escrow Agency, LLC
2605 Thomas Drive, #105
Panama City Beach, FL 32408

File Number: 24-4656
Parcel ID: 27879-000-000

Warranty Deed

This Warranty Deed made this 25th day of October, 2024, between Alpha Dewatering of Florida, Inc., a Florida Corporation, (henceforth referred to as "Grantor") whose post office address is 2019 Wilkinson Ave, Panama City Beach, FL 32408, and **SS REAL ESTATE LLC, a Florida Limited Liability Company**, (henceforth referred to as "Grantee") of **114 Grand Lagoon Shores Drive, Panama City, FL 32408:**

(Whenever 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, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following land, situate, lying and being in Bay County, Florida to wit.

Commence at a point on the Southerly right of way line of U. S. Highway 98 where the same is intersected with the West boundary line of original U.S. Lot 4 of Section 32, Township 3 South, Range 15 West, Bay County, Florida; thence North 73 degrees 30 minutes 50 seconds East, along said Southerly right of way line for 199.99 feet to the West right of way line of Wilkinson Avenue; thence South 08 degrees 37 minutes 31 seconds East, along said West right of way line for 209.02 feet to the Point of Beginning; thence continue along said right of way line South 08 degrees 37 minutes 23 seconds East for 79.01 feet; thence leaving said West right of way line South 80 degrees 11 minutes 19 seconds West for 179.55 feet; thence North 12 degrees 39 minutes 00 seconds West for 99.72 feet; thence North 86 degrees 30 minutes 26 seconds East for 187.27 feet to the Point of Beginning.

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.

To Have and To Hold, the same in fee simple forever.

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

The Grantor hereby covenants with said Grantee, its heirs and/or assigns, 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.

Subject to easements, restrictions, and covenants of record, and real property taxes for the current year which are prorated.

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

Alpha Dewatering of Florida, Inc.
A Florida Corporation

Deanne M. Taylor [Signature]
Witness 1 By: Sean Akins, President
Printed Name: Deanne M. Taylor

Address: 2605 Thomas Drive #105, Panama City, FL 32408

Jaci Wright [Signature] [Signature]
Witness 2 By: Larry Fulcher, Vice President
Printed Name: Jaci Wright

Address: 2605 Thomas Drive #105, Panama City, FL 32408

STATE OF FLORIDA

ACKNOWLEDGMENT

COUNTY OF BAY

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 25 day of October, 2024 by Sean Akins, President, and Larry Fulcher, Vice President of Alpha Dewatering Of Florida INC, a Florida Corporation who () is personally known to me or (X) who presented the following as identification:
[Signature]

Deanne M. Taylor
Notary Public
My Commission Expires: _____

(Notary Stamp)



Deanne M. Taylor
Comm.:HH 189971
Expires: Nov. 2, 2025
Notary Public - State of Florida