

Prepared by/Return to: Ace Deuce Holdings LLC, 1718 Capitol Ave, Cheyenne WY 82001  
Property Appraiser's Parcel I.D. (Folio) Number(s): 13026-907-000

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### WARRANTY DEED

THIS INDENTURE, Made this 4 day of November, 2024, by and between LYNNETTE WATERS, an unmarried person, AND LARRY GENE SIMPSON, SR., an unmarried person, whose mailing address is 604 Windy Lane, Panama City FL 32405, hereinafter referred to as "Grantor", and ACE DEUCE HOLDINGS LLC, a Wyoming Limited Liability Company, whose mailing address is 1718 Capitol Ave, Cheyenne WY 82001, hereinafter referred to as "Grantee".

WITNESSETH: That Grantor, for and in consideration of ten dollars (\$10), and other good and valuable consideration, in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby convey and warrant unto the Grantee, the following real estate, together with all improvements located thereon, lying in the County of Bay, State of Florida, to-wit:

**PIN: 13026-907-000**

**Commonly Known As: 604 Windy Lane, Panama City FL 32405**

Legal Description:

**Lot 7, Morris Subdivision, according to the map or plat thereof, as recorded in Plat Book 17, Page 9, of the Public Records of Bay County, Florida.**

hereby releasing and waiving all rights under and by virtue of the Homestead Laws of the State of Florida.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, except taxes accruing subsequent to date of transfer, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatsoever.

IN WITNESS WHEREOF, GRANTOR has hereunto set his/her/their hand and seal the day and year first above written.

By: Lynnette Waters  
LYNNETTE WATERS

AND By: Larry Gene Simpson, Sr.  
LARRY GENE SIMPSON, SR.

Signed, Sealed, and Delivered in Our Presence:

Cameron Fugca  
Printed Witness Name

[Signature]  
Witness Signature

97 Oak Ave Panama City FL 32401  
Witness Mailing Address

Tyler Moyer  
Printed Witness Name

[Signature]  
Witness Signature

97 W Oak Ave Panama city FL 32401  
Witness Mailing Address

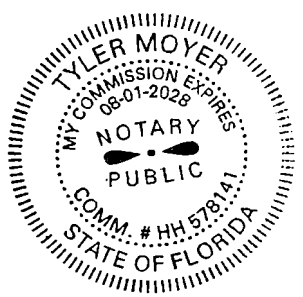
State of Florida

County of Bay

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeri Waters AND Larry Simpson whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 4<sup>th</sup> day of November, 2024.

(Seal)



[Signature]  
Notary Public Signature

Tyler Moyer  
Notary Public Printed Name

My Commission Expires: 8-1-2028