

Prepared by  
Frances Santiago, an employee of  
Endpoint Digital Closings, LLC  
51 West 3rd Street, Ste 335  
Tempe, Arizona 85281  
(866)230-7571

Return to: Grantee

File No.: END1035514

## **WARRANTY DEED**

This indenture made on **October 07, 2024 A.D.**, by

**Smart Tile Solutions LLC, a Florida limited liability company**

whose address is: **1504 Inverness Rd Lynn Haven, FL 32444**  
hereinafter called the "grantor", to

**Stratton Oakmont Holdings of Bay County LLC, a Florida limited liability company**

whose address is: **14802 Bream Pond Dr Panama City , FL 32409**  
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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 situate in **Bay County, Florida**, to-wit:

Lots 20 and 21, Block 8, HIGHLAND CITY, according to the plat thereof, as recorded in Plat Book 4, Page 28, in the Office of the Clerk of the Circuit Court Of Bay County, Florida.

Parcel Identification Number: **12036-000-000**

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

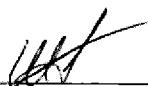
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

**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 December 31st of 2023.

**In Witness Whereof**, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Smart Tile Solutions LLC, a Florida limited liability company


By:   
Name: Anton Sheptukha  
Title: as manager

*Signed, sealed and delivered in our presence:*

  
Witness Signature

Print Name: OLGA VOLOBE

Print Post Office Address: 6320  
Causeway Rd, Panama  
City Beach, FL, 32408

  
Witness Signature

Print Name: MILHAIL KHALITOV

Print Post Office Address: 151 Linda  
Marie Lane, Panama  
City Beach, FL, 32407

State of Florida

County of Bay

**The Foregoing Instrument Was Acknowledged** before me by means of  physical presence or  online notarization, on 11/1/2024, by **Anton Sheptukha as manager of Smart Tile Solutions LLC.**

*Jackquelyn White*  
Notary Public

Jackquelyn White  
(Printed Name)



My Commission expires: 5/19/2027

{Notarial Seal}

Personally Known  OR Produced Identification   
Type of Identification Produced a valid driver's license

Drivers License S13200842070  
exp 6/2031