

Prepared by/return to:  
Rebecca Lynn Benton  
Watersound Title Agency, LLC  
8953 Steel Field Road, Panama City Beach, FL 32413  
Order No. LMW-2024-1659  
Parcel I.D. Number: 32503-550-432

### **SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED made this November 21, 2024 by **LMWS, LLC, a Delaware Limited Liability Company**, whose address is 4400 W. Sample Road, Suite 200, Coconut Creek, FL 33073 ("Grantor"), and **Thomas Joseph O'Farrell, Jr and Kelly Suzanne McCarthy, husband and wife** whose address is 9161 Caribbean Soul Way, Panama City Beach, FL 32413 ("Grantee"):

### **WITNESSETH:**

Grantor, for and in consideration of the sum of Ten and No/100 U.S. Dollars (\$10.00), and other valuable consideration, receipt whereof is hereby acknowledged, has granted, bargained, sold, alienated, remised, released, conveyed and confirmed and by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee the following parcel of land, situate, lying and being in the County of Bay ("Property"), and more particularly described as follows:

**Lot 5308, Latitude at Watersound Area 1 Phase 5C, according to the map or plat thereof, as recorded in Plat Book 30, Page(s) 27 to 38, of the Public Records of Bay County, Florida.**

The certifications contained in that certain Limited Liability Company Affidavit recorded in Official Records Book 4769, Page 1336, of the Public Records of Bay County, Florida, remain in full force and effect and the consent attached thereto has not been amended or revoked.

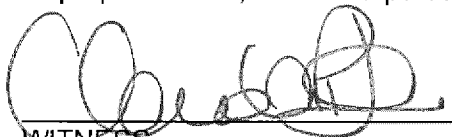
SUBJECT TO encumbrances, easements, covenants and restrictions of record, taxes for 2024 and for subsequent years, zoning and other regulatory laws and ordinances affecting the Property.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

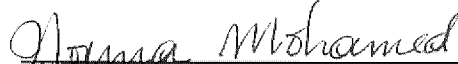
AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said Property in fee simple; that the Grantor has good right and lawful authority to sell and convey said Property; and hereby specially warrants the title to said Property and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, but none other.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name by its proper officers, and its corporate seal to be affixed, the day and year first above written.



WITNESS  
Print name: CLAUDIA PITA

Witness Address: 4400 W. Sample Road, Suite  
200, Coconut Creek, FL 33073



WITNESS  
Print name: Norma Mohamed

Witness Address: 4400 W. Sample Road, Suite  
200, Coconut Creek, FL 33073

GRANTOR:

LMWS, LLC, a Delaware Limited Liability  
Company

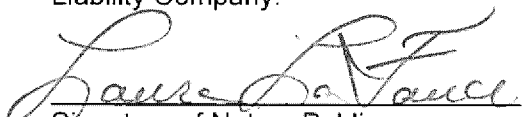
By:



Lilliam Costello  
Vice President

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 31st day of October, 2024 by Lilliam Costello, Vice President of LMWS, LLC, a Delaware Limited Liability Company, on behalf of the Limited Liability Company.



Signature of Notary Public  
Print, Type/Stamp Name of Notary

Personally known: ☒  
OR Produced Identification: ☐

Type of Identification Produced: \_\_\_\_\_

