

Prepared by and Return to:
Darlene Durkee
MTI Title Insurance Agency, Inc.
1714 W. 23rd Street, Suite F
Panama City, FL 32405

-Incidental to the issuance of title insurance

Property Appraiser's Parcel ID #40001-801-001
File- MFL-2269609
Consideration Amount \$785,000.00

CORPORATE WARRANTY DEED

This Indenture, Made this November 27, 2024, between GCT Capital Properties, L.L.C., a Florida Limited Liability Company, whose business address is: 2589 Jenks Ave., Panama City, FL 32405, hereinafter called the "Grantor"*, and Lyndsie Mae Ingold, a married woman, whose address is: 815 N Oregon Ave., Morton, IL 61550, hereinafter called the "Grantee":

Witneseth: That said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other 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 described land, situate, lying, and being in Bay County, FL, and being further described as follows:

Unit A, 5520 Sunset Avenue, a Land Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Records Book 4855, page 1180, as amended from time to time, of the Public Records of Bay County, Florida; together with permanently affixed improvements described as a Two Story Hardie Board Residence, located upon Unit A, 5520 Sunset Avenue, a Land Condominium and being a portion of Lot 2, Block B, Section (2) Biltmore Beach subdivision and as depicted in that particular survey as prepared by Dragon Land Survey, Inc., dated 10/18/2024, job number 23-15938.

MORE COMMONLY KNOWN AS: Unit A, 5520 Sunset Avenue, Panama City, FL 32408

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*"Grantor" and "grantee" are used for singular or plural, as context requires.

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

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

WITNESSES:

GRANTOR(S):

GCT Capital Properties L.L.C., a Florida Limited
Liability Company

By: Gerald W. Taylor
Gerald W Taylor, Managing Member

Darlene D Durkee
Witness #1 Signature

DARLENE D DURKEE

Witness #1 Print Name

1714 W. 23rd Street, Suite F
Panama City, FL 32405

Brandy Randall
Witness #2 Signature

Brandy Randall

Witness #2 Print Name

1714 W. 23rd Street, Suite F
Panama City, FL 32405

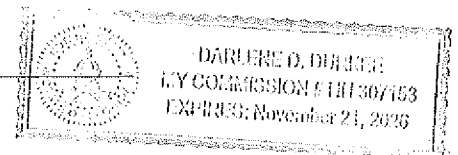
THIS DEED IS NOT VALID WITHOUT THE
PRINTED NAME, SIGNATURE, AND ADDRESS OF
THE WITNESSES PURSUANT TO F.S. 695.26

State of Florida ; County of Bay

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online
notarization, this November 27, 2024 by: Gerald W Taylor as Managing Member of GCT Capital Properties, L.L.C., a Florida
Limited Liability Company, who is/are authorized to execute the forgoing instrument, and is/are personally known by me or
who has/have produced: DL as identification.

Darlene D Durkee
Notary Public

My Commission Expires: _____



[illegible]