

**Prepared By and Return To:**

Vintage Title & Escrow, Inc.  
1234 Airport Rd #108  
Destin, Fl. 32541

**File No.** 24-5161

**Property Appraiser's Parcel I.D. (folio) Number(s)**

33802-200-162

## WARRANTY DEED

THIS WARRANTY DEED dated December 27, 2024, by Cynthia A. Hayes an unmarried woman and surviving spouse of Fredric A. Hayes, whose post office address is 11021 Lost Lake Circle, Ooltewah, TN 37363, hereinafter called the grantor, to Wetstone Group, L.L.C. a Florida limited liability company, whose post office address is 1993 Snow Road South, Mobile, AL 36695, hereinafter called the grantee:

(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in BAY County, Florida, to wit:

Condominium Unit No. 1-1909, CALYPSO TOWERS I, A CONDOMINIUM, according to the Declaration of Condominium thereof recorded in Official Records Book 2747, Page 1687, and re-recorded in Official Records Book 2750, Page 1378, all of the Public Records of Bay County, Florida, and all exhibits and amendments thereto; together with an undivided interest in the common elements appurtenant thereto, as set forth in the Declaration of Condominium.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all 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 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 31, 2023.

Signed, sealed and delivered in the presence of:

WITNESSES:

Alice Van Dyke  
Witness # 1 signature  
Alice Van Dyke  
Print Name

Address of First Witness:

619 Swansons Ridge Rd  
Chattanooga, TN 37421

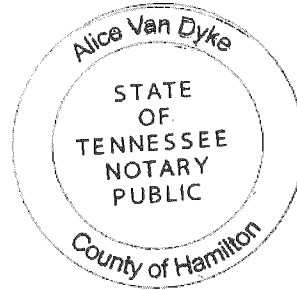
James Van Dyke  
Witness # 2 signature  
James Van Dyke  
Print Name

Address of Second Witness:

619 Swanson's Ridge Rd  
Chattanooga, TN 37421

Cynthia A Hayes  
Cynthia A. Hayes

Address:  
11021 Lost Lake Circle  
Ooltewah, TN 37363



STATE OF TENNESSEE

COUNTY OF HAMILTON

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 20<sup>th</sup> day of December, 2024 by Cynthia A Hayes, who is personally known to me or who has produced Driver License as identification.

My commission expires:

Alice Van Dyke  
Printed name:  
Notary Public Alice Van Dyke

My Commission Expires  
February 21, 2027