

Prepared by and Return to:
Lindsay Roberts
Osprey Title
36468 Emerald Coast Pkwy Ste 2202
Destin, FL 32541

File No: 24-0086

WARRANTY DEED

This indenture made on January 24, 2025 A.D., by

James Van Buskirk, a married man

whose address is: 7700 Brentwood Drive, Myrtle Beach, SC 29572 hereinafter called the "grantor", to

Venado Place, LLC, a Florida limited liability company

whose address is: 420 Sunset Drive, Carlisle, OH 45005 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 consideration, 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:

Lot 10, Block 8 of AMENDED PLAT OF LAGUNA BEACH, according to the plat thereof as recorded in Plat Book 2, Page(s) 4A, of the Public Records of Bay County, Florida.

Parcel Identification Number: 37426-020-000

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any member of the household of Grantor resides thereon.


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.

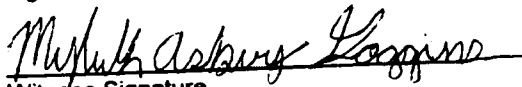
To Have and to Hold, the same in fee simple forever.

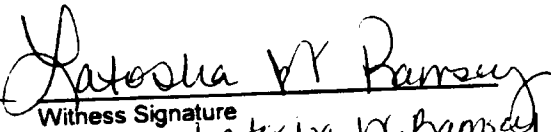
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful 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.


James Van Buskirk

Signed, sealed and delivered in our presence:

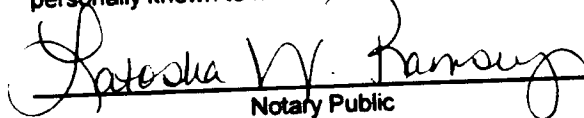

Witness Signature
Print Name: Myleek Ashbury-Grogins
Witness Address: 301 Main St
Conway, SC 29526


Witness Signature
Print Name: Latosha W. Ramsey
Witness Address: 301 Main St.
Conway, SC 29526

State of South Carolina

County of Horry

The Foregoing Instrument Was Acknowledged before me by means of ☒ physical presence or ☐ online notarization, on January 24, 2025, by James Van Buskirk, a married man who is/are personally known to me or who has/have produced a valid driver's license as identification. passport


Notary Public

Latosha W. Ramsey
(Printed Name)

My Commission expires: 1/27/2031

