

Prepared By and Return To:

Jennifer Ferri
Title Junction, LLC
6214 Presidential Court Suite F
Fort Myers FL 33919

File No. 25-06650-HUD-VL

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

00493-000-000

WARRANTY DEED

THIS WARRANTY DEED dated April 11, 2025, by Neil James Lamb and Susan Elizabeth Lamb, individually, as husband and wife and as Trustees of the Neil and Susan Lamb Living Trust dated September 19, 2022, whose post office address is 914 Tech Drive, Lynn Haven, FL 32444, hereinafter called the grantor, to Simple Land Sell LLC a Nevada limited liability company, whose post office address is 187 E Warm Springs Rd Suite B126, Las Vegas, NV 89119, 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:

The Southeast Quarter of the Northeast Quarter of Section 7, Township 1 North, Range 12 West, Bay County, Florida; less and except those certain parcels of land as described by instruments recorded in Official Records Book 1245, Page 1857 and Official Records Book 2092, Page 479, in the Public Records of Bay County, Florida; also and together with that certain parcel of land as described by instrument recorded in Official Records Book 1245, Page 1874, in the Public Records of Bay County, Florida. Said lands being more particularly described as follows:

Commence at the Southeast corner of the Southeast Quarter of the Northeast Quarter of Section 7, Township 1 North, Range 12 West, Bay County, Florida, and thence N02°44'28"E along the East line of said Section 7 for 60.00 feet to the North boundary line of that certain parcel of land as described by instrument recorded in Official Records Book 1245, page 1857, in the Public Records of Bay County, Florida; thence leaving said East line N88°02'04"W along said North line for 128.38 feet for the Point of Beginning; from said Point of Beginning thence continue N88°02'04"W along said North line for 1141.48 feet; thence N02°29'05"E for 328.17 feet; thence N88°02'04"W for 60.00 feet to the Northwest corner of that said certain parcel of land; thence N02°29'05"E for 619.41 feet to the Southeast corner of a parcel of land as described by instrument recorded in Official Records Book 1245, Page 1874, in the Public Records of Bay County, Florida; thence N88°04'09"W along the South line of said parcel for 315.15 feet to the Southwest corner of said parcel; thence N02°29'05"E along the West line of said parcel for 295.44 feet; thence leaving said West line S88°04'09"E for 1650.58 feet to the East line of said Section 7; thence S02°44'28"W along said East line for 607.35 feet to the most Northerly corner of a parcel of land as described by instrument recorded in Official Records Book 2092, Page 479, in the Public Records of Bay County, Florida; thence leaving said East line of Section 7, S61°59'14"W along the West line of said parcel for 69.44 feet; thence continuing along said West line of parcel S18°24'33"W for 76.30 feet; thence S07°55'56"W for 531.49 feet to the Southwest corner of said parcel and the Point of Beginning.

Said lands lying in and being a portion of the Southeast Quarter of the Northeast Quarter and the Southwest Quarter of the Northeast Quarter of Section 7, Township 1 North, Range 12 West, Bay County, Florida.

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, 2024.

Signed, sealed and delivered in the presence of:

WITNESSES:

James F. Miller
Sign #1
James F. Miller
Print Name #1

Address of First Witness:

4331 De Len Dr
Panama City, FL 32404

Elizabeth W. Miller
Sign #2
Elizabeth W. Miller
Print Name #2

Address of Second Witness:

4331 De Len Drive
Panama City, FL 32404

Neil J. Lamb
Neil James Lamb
Individually and as Trustee

Susan E. Lamb
Susan Elizabeth Lamb
Individually and as Trustee

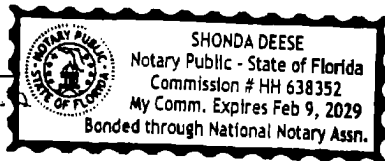
Address:
914 Tech Drive
Lynn Haven, FL 32444

STATE OF FL.

COUNTY OF Bay

Sworn to, subscribed and acknowledged this 2 day of April, 2025 by means of X physical presence or _____ online notarization, by Neil and Susan Lamb, who is personally known to me or who have provided state issued driver's license as evidence of identification.

S. Deese
Notary Public SHONDA DEESE HH6352
My commission expires: 02/09/2029



Corporate Resolution of Signing Authority

WHEREAS, Simple Land Sell LLC (the Corporation) is determined to grant signing and authority to certain person(s) described hereunder.

RESOLVED, that the Board of Directors is hereby authorized and approved to authorize and empower the following individual to sign all real estate purchase and closing documents on behalf of Simple Land Sell LLC, be it by "hand" or "wet" signature or even by an "electronic" or "digital" signature.

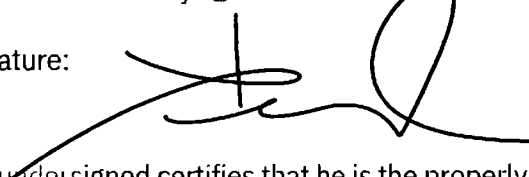
Name: Kenya Wright

Position/Title: Transaction Coordinator

Telephone Number: 323-395-1687

Email Address: kenya@atlastcservices.com

Signature:

A handwritten signature in black ink, appearing to be 'Kenya Wright', written over a horizontal line.

The undersigned certifies that he is the properly elected and qualified Secretary of the books, records and seal of Simple Land Sell LLC, a corporation duly conformed pursuant to the laws of the state of Nevada, and that said meeting was held in accordance with state law and with the Bylaws of the above-named corporation.

This resolution has been approved by the Board of Directors of Simple Land Sell LLC (Company) on Feb 21st, 2025.

I, as authorized by the Company, hereby certify and attest that all the information above is true and correct.

A handwritten signature in black ink, appearing to be 'Derek Beckel', written over a horizontal line.

Derek Beckel, President
Simple Land Sell LLC