



Prepared by
Sandra Penny, an employee of
First American Title Insurance Company
1555 Palm Beach Lakes Blvd., Ste 1430
West Palm Beach, Florida 33401
(561)469-5263

Return to: Grantee

File No.: 2140-2699640

WARRANTY DEED

THIS INDENTURE, executed on **August 12, 2021**, between

4039 30A LLC, a Wyoming limited liability company

whose mailing address is: 4039 CO Hwy 30A E, Santa Rosa Beach, FL 32459,
hereinafter called the "grantor", and

WP Global 4039 CO Highway 30A, LLC, a Delaware limited liability company

whose mailing address is: 4039 CO Hwy 30A E, Santa Rosa Beach, FL 32459,
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: The grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, release, convey and confirms unto the grantee, their heirs and assigns, all that certain land situate in **Walton** County, **FL**, to-wit:

LOTS 1, 2, AND 3, MAGNOLIA DUNE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 6, OF THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA.

Parcel Identification Number: **24-3S-19-25185-000-0010 and 24-3S-19-25185-000-0030**

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 2020.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

4039 30A LLC, a Wyoming limited liability company

By: [Signature]
Name: Michelle L. Berk
Title: Managing Member

Signed, sealed and delivered in our presence:

[Signature]
Witness Signature

Carolyn A Monroe
Print Name

[Signature]
Witness Signature

MELISSA R. WEAVER
Print Name

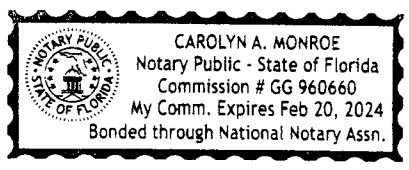
State of Florida

County of Palm Beach

The Foregoing Instrument Was Acknowledged before me by means of physical presence or online notarization, on August 11, 2021, by **Michelle L. Berk, as Managing Member, on behalf of 4039 30A LLC, a Wyoming limited liability company**, existing under the laws of the State of **Wyoming**.

[Signature]
Notary Public

Carolyn A Monroe
(Printed Name)



My Commission expires: 2/20/2024

{Notarial Seal}

Personally Known OR Produced Identification
Type of Identification Produced a valid driver's license