

This Instrument Prepared by & return to:

Name: W. Crit Smith, Esq.
Susan S. Thompson, Esq.
Frank S. Shaw, III, Esq.

Address: 3520 Thomasville Road, 4th Floor
Tallahassee, Florida 32309
20205583HSD

Parcel I.D. #: 00-00-121-117-12199-015

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 15th day of December, A.D. 2020, by MICHAEL R. LAMB and REGINA L. LAMB, HUSBAND AND WIFE, hereinafter called the grantors, to SITTING ON THE BAY LLC, A FLORIDA LIMITED LIABILITY COMPANY, having its principal place of business at 2001 Thomasville Road, Tallahassee, FL 32308, hereinafter called the grantee:

(Wherever used herein the terms "grantors" and "grantee" include all the parties to this instrument, singular and plural, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

Witnesseth: That the grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in Wakulla County, State of Florida, viz:

Lot 5, Block E of OYSTER BAY ESTATES UNIT NO. 2, as per map or plat thereof as recorded in Plat Book 2, Page 10, of the Public Records of Wakulla County, Florida.

Subject to taxes for the year 2021 and subsequent years, restrictions, reservations, covenants and easements of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. **To Have and to Hold** the same in fee simple forever.

And the grantors hereby covenant with said grantee that they are lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land, and hereby fully warrant 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, 2020.

In Witness Whereof, the said grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

[Handwritten Signature]
Witness Signature

Francis S. Shaw, III
Printed Name

[Handwritten Signature]
Witness Signature

William S. Dugan
Printed Name

[Handwritten Signature] L.S.
MICHAEL R. LAMB

Address: 20 CJ Loop, Crawfordville, FL 32327

[Handwritten Signature] L.S.
REGINA L. LAMB

Address: 20 CJ Loop, Crawfordville, FL 32327

State of Florida
County of Leon

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared MICHAEL R. LAMB and REGINA L. LAMB, HUSBAND AND WIFE, known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that they executed the same. The Grantor(s) () is personally known to me; or (X) produced Florida as identification:

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization.

Witness my hand and official seal in the County and State last aforesaid this 15th day of December, A.D. 2020.

Notary Public Rubber Stamp Seal

[Handwritten Signature]
Notary Signature

Printed Notary Signature



**CORPORATE RESOLUTION FOR
SITTING ON THE BAY LLC**

Following a duly called meeting of the members of **SITTING ON THE BAY LLC**, a Florida limited liability company, it was unanimously resolved that **CARMIN NEDLEY**, is authorized to execute any and all documents for **Michael Xifaras**, necessary for the purchase of 36 Gulf Breeze Drive, Crawfordville, Fl 32327, on behalf of **SITTING ON THE BAY LLC**.

DATED this 14th day of December, 2020.

SITTING ON THE BAY LLC

BY: [Signature]
NAME: **MICHAEL XIFARAS**, as Manager

**State of Florida
County of Leon**

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared **MICHAEL XIFARAS, AS MANAGER OF SITTING ON THE BAY LLC, A FLORIDA LIMITED LIABILITY COMPANY**, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same. The Grantor () is **personally known to me**; or () produced FL Drivers License as identification:

The foregoing instrument was acknowledged before me **by means of (x) physical presence** or () online notarization.

Witness my hand and official seal in the County and State last aforesaid this 14th day of December, A.D. 2020.

[Signature]
Notary Signature



Printed Signature

Notary Public Rubber Stamp Seal

Unofficial Copy