

Prepared by:
Vanessa Rogers
Sandbar Title, LLC
1567 Hayley Lane, Suite 205
Fort Myers, Florida 33907

File Number: 2102075

Consideration: \$21,000.00

General Warranty Deed

· Made this July 19, 2021 A.D. By **Boomer Wave Corp, a Georgia Corporation**, whose post office address is: PO Box 1709, Santa Rosa Beach, Florida 32459, hereinafter called the grantor, to **Jing Zhao**, whose post office address is: 15120 Montanez St, Fontana, California 92336, hereinafter called the grantee:

(Whenever used herein the term "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 Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Wakulla County, Florida, viz:

· Lot 4, Fiddler's Cove Phase 1, according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 84, of the Public Records of Wakulla County, Florida.

· Parcel ID Number: **00-00-121-274-11968-A04**

Grantor warrants at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida.

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 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, 2020. .

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

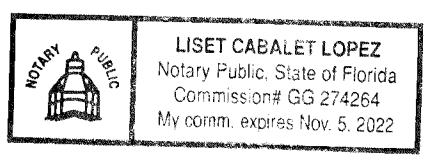
Signed, sealed and delivered in our presence:

Liset Cabalet Lopez Boomer Wave Corp, a Georgia Corporation
Witness Printed Name Liset Cabalet Lopez Jacqueline J. Markel (Seal)
Jacqueline J. Markel, President

Ashlee Gordon
Witness Printed Name Ashlee Gordon

State of Florida
County of Duval

The foregoing instrument was acknowledged before me, by means of X physical presence or online notarization this 15th day of July, 2021, by Jacqueline J. Markel, President of Boomer Wave Corp, a Georgia Corporation, who is/are personally known to me or who has produced FL Driver license as identification.
(SEAL)



Liset Cabalet Lopez
Notary Public
Print Name: Liset Cabalet Lopez
My Commission Expires: 11/05/2022

RESOLUTION

The undersigned persons, being the Sole Directors and Shareholders of Boomer Wave Corp., a Georgia corporation (hereinafter "the Company"), hereby take and approve the following action:

RESOLVED, that the Company is the owner of the following described property:

Lot 4, Fiddler's Cove Phase I, according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 84, of the Public Records of Wakulla County, Florida.

(hereinafter "the Property").

RESOLVED, the undersigned have been notified and hereby approve, and authorize the sale and conveyance of the Property to Jing Zhao in the amount of \$21,000.

RESOLVED, that as Jacqueline J. Markel as President of the Company is authorized to execute on behalf of the Company any and all documents necessary to sell and convey the Property to Jing Zhao including but not limited to deeds, affidavits and closing statements without the joinder of the undersigned.

DATED: 7.15.21

Jacqueline J. Markel
Jacqueline J. Markel, as Director and Shareholder

Kenneth P. Markel

Kenneth P. Markel, as Director and Shareholder

STATE OF Florida

COUNTY OF Duval

The foregoing instrument was acknowledged before this 15th day of July, 2021 by means of X__physical presence or __online notarization by Jacqueline J. Markel and , Kenneth P. Markel as Sole Directors and Shareholders of Boomer Wave Corp, a Georgia corporation, who is personally known to me, or () presented the following identification: FL Driver License.

My Commission Expires: 11/05/2022

Liset Cabalet Lopez

Signature of Notary

