

This Warranty Deed, Made this 10<sup>th</sup> day of  
April, 2018, by Debt X, LLC a Delaware  
Limited liability company, hereinafter called the  
Grantor, to Edwards Family Partnership, LP a  
Delaware limited partnership whose address is  
3907 Greenway, Baltimore, Maryland 21218,  
hereinafter called Grantee.

Prepared by and return to:  
James Edwards  
Edwards Family Partnership, LP  
4405 Greenway  
Baltimore, MD 21218

STATE OF FLORIDA  
COUNTY OF SANTA ROSA

Parcel ID Number: 31-1N-29-0229-00000-0310

**WARRANTY DEED**

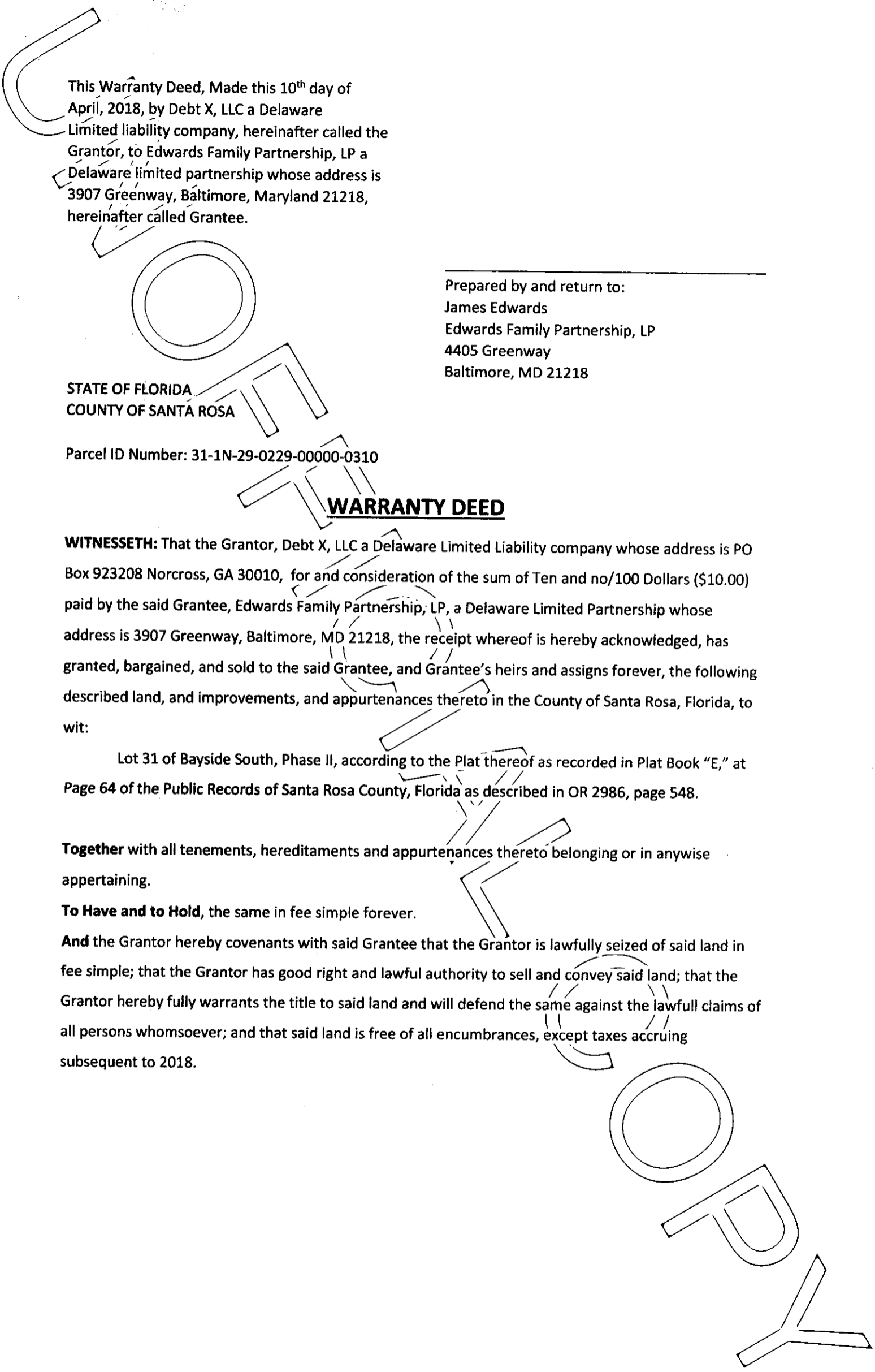
**WITNESSETH:** That the Grantor, Debt X, LLC a Delaware Limited Liability company whose address is PO  
Box 923208 Norcross, GA 30010, for and consideration of the sum of Ten and no/100 Dollars (\$10.00)  
paid by the said Grantee, Edwards Family Partnership, LP, a Delaware Limited Partnership whose  
address is 3907 Greenway, Baltimore, MD 21218, the receipt whereof is hereby acknowledged, has  
granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following  
described land, and improvements, and appurtenances thereto in the County of Santa Rosa, Florida, to  
wit:

Lot 31 of Bayside South, Phase II, according to the Plat thereof as recorded in Plat Book "E," at  
Page 64 of the Public Records of Santa Rosa County, Florida as described in OR 2986, page 548.

**Together** with all 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 lawfull claims of  
all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing  
subsequent to 2018.



In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first written above.

Signed, sealed, and delivered in our presence:

DEBTX, LLC, a Delaware limited liability Company

*Eldis Deje*  
Signature of Witness

By: *[Signature]*  
Paul D'Agnese, It's Manager

RODRI DIAZ  
Print name of Witness

*James Edwards*  
Signature of Witness

JAMES EDWARDS  
Print name of Witness

STATE OF GEORGIA  
COUNTY OF GWINNETT

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of November, 2017, by Paul D'Agnese who () is personally known to me; or ( ) has produced a \_\_\_\_\_ as identification.

*Colleen Clark*  
Signature of Notary

COLLEEN CLARK  
Notary Public Name  
NOTARY SEAL  
APRIL 9, 2021  
My Commission Expires: 04.03.18

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