

Corporate Warranty Deed

This Indenture, made, January 31, 2025 A.D.

Between, Coastal Florida Investments, LLC, a Florida limited liability company whose post office address is: 268 Lantern Lane, Destin, Florida 32541 a corporation existing under the laws of the State of Florida, Grantor and Andrew Daniel Collison and Mary Charlotte Collison, husband and wife, whose post office address is: 3121 Glade Drive, Milton, Florida 32583, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Santa Rosa, State of Florida, to wit:

Lot 7, Block 688, Avalon Beach, according to the map or plat thereof, as recorded in Plat Book A, Page(s) 1 to 10, of the Public Records of Santa Rosa County, Florida.

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel Identification Number: 40-1N-28-0090-68800-0070

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Coastal Florida Investments, LLC, a Florida limited liability company

By: Marc Gray
Marc Gray
Its: Manager

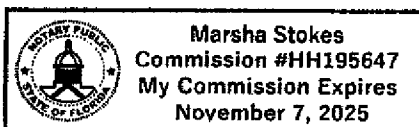
Signed and Sealed in Our Presence:

Witness Print Name: Kevin S Henderson
Address: 4142 Commons Dr W, Destin, FL 32841

Marsha R Stokes
Witness Print Name: MARSHA R. STOKES
Address: 981 Hwy 98 E, Ste 3-103
DESTIN FL 32541
State of Florida
County of Walton
Okaloosa

(Corporate Seal)

The foregoing instrument was acknowledged before me this 31st day of January, 2025, by Marc Gray, the Manager of Coastal Florida Investments, LLC, a Florida limited liability company A corporation existing under the laws of the State of Florida, on behalf of the corporation. He is personally known to me or has produced a Driver's License as identification.



Marsha Stokes (Seal)
Notary Public
Notary Printed Name: MARSHA R. STOKES
My Commission Expires: 11-07-25