

This Instrument Prepared by: Wanda D. Fischer
An Officer of Diamond Title Agency, Inc.
For Purposes of Title Insurance
File No. 22-40035
Parcel ID No. 30188-995-600

Warranty Deed

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

Made January 27, 2022, BETWEEN

Paul R. Dimodica and Renee M. Dimodica, husband and wife

whose post office address is: 1029 N. Peachtree Pkwy #357, Peachtree City, Georgia 30269
GRANTOR, and

Donna Leeanne Zea and Emmanuel Pedraza, as joint tenants with full rights of survivorship and not as tenants in common

whose post office address is: 3619 Long John Dr., Panama City, Florida 32408
GRANTEE

WITNESSETH: That the said grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs, successors and assigns forever, the following described land, situated, lying and being in Bay County, Florida to-wit:

Lot 43, in Block C, according to the Plat of Palm Bay Unit Four, as recorded in Plat Book 16, Page 1 in the Office of the Clerk of the Circuit Court of Bay County, Florida.

Subject to easements and restrictions of record, if any, which are specifically not extended or reimposed hereby.
Subject to 2022 taxes and assessments.

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

SIGNED, SEALED & DELIVERED
IN THE PRESENCE OF:

Earl J Hannes IV

Witness #1 signature

Earl J Hannes IV

Print Witness Name

Renee M Dimodica

Witness #2 signature

Renee M Dimodica

Print Witness Name

Paul R. Dimodica

(Seal)

Renee M. Dimodica

(Seal)

STATE OF Georgia

COUNTY OF Fayette

The foregoing instrument was acknowledged before me by means of (X) physical presence of () online notarization, this January 27, 2022, by Paul R. Dimodica and Renee M. Dimodica, husband and wife, who is/are personally known to me or have produced the identification identified below, who is/are the person(s) described in and who executed the foregoing instrument, and who after being duly sworn say that the execution hereof is their free act and deed for the uses and purposes herein mentioned.

- () To me personally known
(X) Identified by Driver's License
() Identified by _____

My Commission Expires: 06/19/2022

Commission No.: W-00372811

James Lord

Notary Public

Please Print Or Type Name As It Appears

AFFIX
SEAL

