

Prepared by: _____

Parcel ID#: _____

This space for recorder use only.

Quit Claim Deed

This QUIT CLAIM DEED, made this 17th day of January, 2025, by

Julio Cesar Pereira, Jr.
whose address is 801 Sandtown Rd, Marietta GA 30008.

hereinafter called the Grantor, to

Irma Vanessa Palacios
whose address is 1883 Waldrep Cir, Marietta, GA 30060.

hereinafter called the Grantee:

(Whereever used herein the terms "Grantor" and "Grantee" include all 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 \$ 100 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, and quitclaims unto the Grantee, all that certain land situate in Bay County, Florida, viz:

(legal description of property)

36 33 15W W1/2 of SW1/4 BEG 75.30'S OF INTERSEC OF SR/W L1
19th ST & ER/W L1 MOLITOR AV TH E 148.97'S 24.25' W 148.97 N 24.25'
ALG MOLITOR AV FOR ROB UNIT #15 ORD 4542 P 1679 being known
as 3515 19th St, W15, Panama City, FL 32405 by current system
of numbering properties and described in that.

To have and to hold the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit, and behoof of the said Grantee.

In witness whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Gabriela Barber
Witness Signature

Gabriela Barber
Printed Name

300 E 4th St PC FL 32401
Witness Post Office Address

Julio Cesar
Signature of Grantor

Julio Cesar Pereira Jr
Printed Name of Grantor

367 Phillips Dr SE Marietta GA 30060
Post Office Address

Tricia McGonagill
Witness Signature

Tricia McGonagill
Printed Name

300 E 4th St Panama City FL 32401
Witness Post Office Address

Signature of Grantor

Printed Name of Grantor

Post Office Address

THIS DEED IS NOT VALID WITHOUT THE
PRINTED NAME, SIGNATURE, AND ADDRESS OF
THE WITNESSES PURSUANT TO F.S. 695.26

STATE OF Florida
COUNTY OF Bay

Sworn to, Subscribed and Acknowledged before me by means of (☒) physical presence or (____) online notarization, on this 17th day of January, 2025 by Julio Cesar Pereira, who (____) is personally known to me or (☒) produced identification GA ID Card.

Gabriela Barber
Notary Public
NOTARY SEAL



GABRIELA BARBER
Notary Public
State of Florida
Comm# HH413266
Expires 6/21/2027