

Return **George Brannon Jr**
to:
Name: **SETCO Services, LLC - Panama City**
Address: **7714 Front Beach Rd. Unit C**
 Panama City Beach, FL 32407
This Instrument Prepared:
 George T. Brannon, Jr.
 SETCO Services, LLC - Panama City
 7714 Front Beach Rd. Unit C
 Panama City Beach, FL 32407

Documentary Stamp Taxes were collected in the amount of (\$2,450.00) based on the purchase price amount of (\$350,000.00).
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as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s): **33802-210-006**
File No: **B00048**

WARRANTY DEED

STATE OF FLORIDA

COUNTY OF BAY

This Warranty Deed Made **April 30, 2009**, by **Hans H. Thiemann and Karen L. Thiemann, husband and wife**, hereinafter referred to as the Grantor, whose post office address is: 1953 Lake Miona Drive, Lady Lake, FL 32162, to

Rafaele Pini and Santa Pini, Husband and Wife hereinafter referred to as the Grantee, whose post office address is: 1525 Tyrell Ave, Park Ridge, IL 60068.

WITNESSETH: That said Grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Bay** County, Florida, viz:

Condominium Unit No. 2-106, Calypso Towers II, a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 2747, Page 1819, and re-recorded in Official Records Book 2750, Page 1509, all of the public records of Bay County, Florida, and all exhibits and amendments thereto; together with an undivided interest in the common elements appurtenant thereto, as set forth in the Declaration of Condominium.

Said property is not the homestead property of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

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 January 1, 2009 reservations, restrictions and easements of record, if any.

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

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

Signed, sealed and delivered in our presence:

Witness No. 1 Signature: [Signature]

Printed Name: H. H. Thiemann

Witness No. 2 Signature: [Signature]

Printed Name: Karen L. Thiemann

Hans H. Thiemann

Karen L. Thiemann

STATE OF Florida
COUNTY OF Sumter

The foregoing instrument was acknowledged before me this the 30th day of April, 2009, by Hans H. Thiemann and Karen L. Thiemann, husband and wife, who is known to me or who has produced Florida DL as photo identification.



(AFFIX NOTARY SEAL HERE)

Notary Public

Printed Name: _____

My Commission Expires: _____