

Prepared by:
Lisa Shaffer
Blue Title, LLC,
10952 East County Highway 30A, Suite B
Inlet Beach, Florida 32413
File Number: 14-008

Warranty Deed

Made this January 23, 2014 A.D. By **Matthew Ryan Kain and Natalie Kain, husband and wife, and Joseph M. Kain and Cheryl A. Kain, husband and wife**, whose post office address is: 136 Brakel Lane, Media, PA 19063, hereinafter called the grantor, to **Damiano N. Di Egidio, a single man**, whose post office address is: 14825 Front Beach Road, Unit 2107, Panama City Beach, FL 32413, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the 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 Ten Dollars, (\$10.00) and other valuable considerations, 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:

Unit 2107, Sunrise Beach, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 2576, Page 241, and all amendments thereto, of the Public Records of Bay County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **33984-062-266**

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.

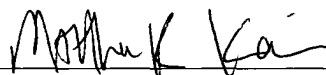
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2013.

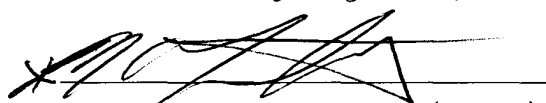
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witnesses:


Witness Printed Name Delisa L. Arcensen

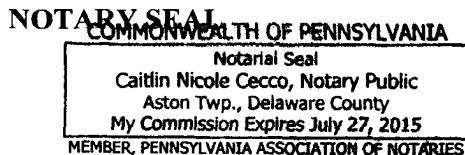

Matthew Ryan Kain (Seal)



Witness Printed Name Michael C. Fulginiti


Natalie Kain (Seal)

State of Pennsylvania
County of Delaware

The foregoing instrument was acknowledged before me this 20th day of January, 2014, by Matthew Ryan Kain and Natalie Kain, who are personally known to me or who produced PA Drivers License as identification.




Notary Public
Print Name: Caitlin Nicole Cecco

My Commission Expires: July 27, 2015

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:



Witness Printed Name

Randy Poe



Witness Printed Name: Lisa Shaffer



Joseph M. Kain

(Seal)



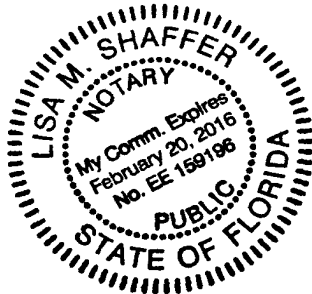
Cheryl A. Kain

(Seal)

State of Florida
County of Walton

The foregoing instrument was acknowledged before me this 23rd day of January, 2014, by Joseph M. Kain and Cheryl A. Kain, who is/are personally known to me or who produced D.L. as identification.

NOTARY SEAL



Notary Public

Print Name: LISA SHAFFER

My Commission Expires: 2-20-16