

Prepared by and Return to:
Laurie Berger, an employee of
First International Title, Inc.
100 Richard Jackson Blvd. Suite 110
Panama City, FL 32407

File No.: 45373-56

WARRANTY DEED

This indenture made on May 27, 2014, by **Chau Minh Hoang and Loanchau Thi Huynh, husband and wife**, hereinafter called the "grantor",

to **Rolando Izquierdo and Adelina Ana Izquierdo, husband and wife** whose address is: 291 Andy Drive Melrose Park, IL 60160 hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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**, to-wit:

Lot 37, Block D, THE GLADES, according to the Plat thereof, recorded in Plat Book 15, Page(s) 53 to 57 of the Public Records of Bay County, Florida.

Parcel Identification Number: 34882-131-000

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2013.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Chau Minh Hoang
Chau Minh Hoang

Loanchau Thi Huynh
Loanchau Thi Huynh

Signed, sealed and delivered in our presence:

Laurie L. Berger
Witness Signature
Print Name: **LAURIE L. BERGER**

Barbara D. Weston
Witness Signature
Print Name: Barbara D. Weston

State of FLORIDA
County of BAY

The Foregoing Instrument Was Acknowledged before me on the 27th day of May, 2014, by Chau Minh Hoang and Loanchau Thi Huynh, husband and wife who is/are personally known to me or who has/have produced the following as identification: valid drivers licenses.

Laurie L. Berger
Notary Public
Printed Name: **LAURIE L. BERGER**
My Commission expires:

