

Prepared by and Return to:  
Kathy Prumatico  
MTI Title Insurance Agency, Inc.  
11501 Hutchison Blvd., Suite 107  
Panama City Beach, FL 32407

-Incidental to the issuance of title insurance

Property Appraiser's Parcel ID #32942-000-000  
File- MFL-2222080  
Consideration Amount \$45,000.00

WARRANTY DEED

This Indenture, Made this April 28, 2018, between Eugene Lee Warren, whose post office address is: 3189 Powers FRD SE, Marietta, GA 30067, hereinafter called the "Grantor"\*, and, Anthony Paul Rubiolo and Nikola P. Rubiolo, husband and wife, whose post office address is: 413 Water Oak Circle, Panama City Beach, FL 32408, hereinafter called the "Grantee":

Witnesseth: That said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, 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 and assigns forever, the following described land, situate, lying, and being in Bay County, FL, and being further described as follows:

**Lot 28, Block E, of Gulf Highlands, according to the recorded plat thereof now on file in the Office of the Clerk of the Circuit Court of Bay County, Florida.**

Property Address: Lot 28, 206 Escanaba Avenue, Panama City Beach, FL 32413

Said property is not the homestead of the grantor under the laws and constitution of the State of Florida in that neither grantor nor any member of the household of grantor resides thereon.

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.

\*"Grantor" and "grantee" are used for singular or plural, as context requires.

Subject to easements, restrictions, and covenants of record, and real property taxes for the current year which are prorated.

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

Eugene Lee Warren  
Eugene Lee Warren

Harrison Waldrip  
Witness #1 Signature

Colleen Edwards  
Witness #2 Signature

Harrison Waldrip  
Witness #1 Print Name

COLLEEN EDWARDS  
Witness #2 Print Name

State of GA ; County of Cobb

The foregoing instrument was acknowledged by me this 4/28/18 by Eugene Lee Warren who is personally known by me or who has produced: a valid driver's license as identification and who did not take an oath.

Harrison Waldrip  
Notary Public

My Commission Expires: 7/11/21

