

Recording requested by:  
Prattus Title, Inc.

After Recording Return To:  
Prattus Title, Inc.  
1801 Peachtree Street NE, Suite 155, Atlanta, GA 30309

Escrow File Number: FL-18-3296

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**Warranty Deed**

THIS WARRANTY DEED made this 22nd day of June, 2018, between Anastassja Spura, an unmarried woman, (the "Grantor") whose mailing address is 15100 Front Beach Road, 1415, Panama City Beach, FL 32413, and J&S Baldwin Rowe Properties, LLC, (the "Grantee") whose mailing address is 161 Lake Merial Boulevard, Panama City, FL 32409.

WITNESSETH: That Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, the real property (the "Property") located in Bay County, Florida, and more particularly described as follows:

See Exhibit A attached hereto and by this reference incorporated herein and made part hereof.  
Parcel ID: 40001-050-248

Grantor represents and warrants that the Property herein does not constitute the homestead, domicile or principal residence of the Grantor nor is it contiguous thereto.

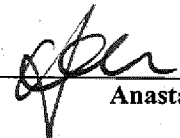
Subject to easements, restrictions, reservations and limitations of record, if any. Together with all the tenements, hereditaments, and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND GRANTOR hereby covenants with Grantee and Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that the Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed on the day and year first above written.

\_\_\_\_\_  
Unofficial Witness  
Print Name: \_\_\_\_\_

  
\_\_\_\_\_  
Anastassja Spura

\_\_\_\_\_  
Unofficial Witness  
Print Name: \_\_\_\_\_

**ACKNOWLEDGMENT**

NAME: WOLFGANG AUßNER

STATE OF FLORIDA

GERMANY STATE: HESSE

COUNTY OF \_\_\_\_\_

ZIP CODE: 61440

CITY: OBERURSEL

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of June 20 18 by Anastassja Spura - SELLER, who is personally known to me ~~or presented a~~ as identification.

Wolfgang Außner  
Rechtsanwalt / Notar  
NOTARY PUBLIC STATE OF FLORIDA  
Oberhöchstader Str. 10 Postfach 91  
My Commission Expires 8/24/2018  
0 61 71 / 91 93 10



**Exhibit A**

Condominium Unit No. 1415, of Origin at Seahaven Condominium, according to the Declaration of Condominium thereof including the exhibits annexed thereto and forming a part thereof, recorded in Official Records Book 2980, Page 1309, as amended from time to time, in the Official Records of Bay County, Florida. The above description includes, but is not limited to all appurtenances to the Condominium Unit above described, including the undivided interest in the common elements of said Condominium.

Property Address: 15100 Front Beach Road, Unit 1415, Panama City Beach, FL 32413


**Register of Instruments No. 395 for the year 2018**

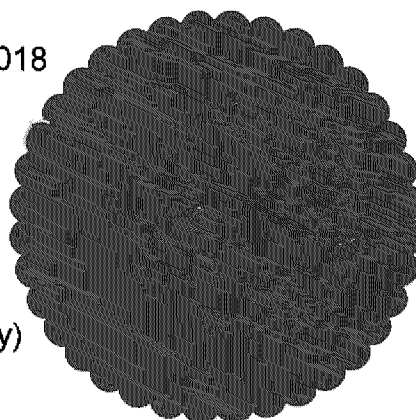
**Certificate verifying signature**

I hereby certify that the signature hereinbefore acknowledged before me is the true and original signature of

Mrs. Anastassja Spura, born on 23<sup>rd</sup> March 1984,  
residing at Gattenhöferweg 27 in 61440 Oberursel, GERMANY,  
identified by her valid German identity card.

Oberursel (Taunus), Germany, 26<sup>th</sup> June 2018

  
Außner  
(Civil Law Notary)




**APOSTILLE**  
(Convention de la Haye du 5 octobre 1961)

1. Land: Bundesrepublik Deutschland  
Diese öffentliche Urkunde
2. ist unterschrieben von Wolfgang Außner
3. in seiner Eigenschaft als amtlich bestellter Notar
4. sie ist versehen mit dem Siegel/Stempel des(der) Notars

**Bestätigt**

5. in Frankfurt/Main
6. am 02.07.18
7. durch den Herrn Präsidenten des Landgerichts
8. unter Nr. 91 Ea A 5856
9. Siegel/Stempel
10. Unterschrift

  
i.A. Folter

