

THIS INSTRUMENT PREPARED BY:

Davage J. Runnels, III  
Hall & Runnels  
4399 Commons Drive East  
Suite 300  
Destin, Florida 32541

19-0608

(The space above is provided for recording information)

**WARRANTY DEED**

THIS WARRANTY DEED made this 19 day of aug, 2019, between **Jeffrey Ryan Crites and Tammy Annette Crites, husband and wife**, whose mailing address is 540 4th Street, Burlington, Colorado 80807, hereinafter referred to as "grantor", and **Clausen Enterprises, L.L.C., a Washington limited liability company**, whose mailing address is 27111 N. 150th St, Scottsdale Arizona, 85262, hereinafter referred to as "grantee". (Wherever used herein the terms "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)

W I T N E S S E T H:

That the grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which 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. 1-1404, CALYPSO TOWERS I, A CONDOMINIUM, According to the Declaration of Condominium Thereof Recorded in Official Records Book 2747, Page 1687, and Re-Recorded in Official Records Book 2750, Page 1378, 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.

Parcel Identification No. 33802-200-112

This conveyance is made subject to covenants, conditions, restrictions and easements of record, if any, which may now affect the above described property, but this provision shall not operate to reimpose the same. Also subject to zoning regulations and ordinances, and to real estate taxes for the year 2019 and subsequent years.

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 Grantor hereby covenants with said grantee that 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, 2018.

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 as witnesses:

Shari Rhoades

witness #1 signature

Shari Rhoades

print witness #1 name

Bobby Rhoades

witness #2 signature

Bobby Rhoades

print witness #2 name

Jeffrey Ryan Crites

Jeffrey Ryan ~~Crites~~

Crites JR

- Seller

Tammy Annette Crites

Tammy Annette ~~Crites~~ Crites JR

- Seller

(witnesses as to both signatures)

STATE OF Colorado  
COUNTY OF Kit Carson

The foregoing instrument was acknowledged before me this 8 day of August, 2019, by Jeffrey Ryan ~~Crites~~ and Tammy Annette ~~Crites~~, husband and wife who:  
(Notary must check applicable box) Crites JR Crites JR

- ☒ is personally known to me.  
☐ produced a current \_\_\_\_\_ (state) driver's license as identification.  
☐ produced \_\_\_\_\_ as identification.

Brok Rhoades

Notary Public

Brok Rhoades

print Notary Name

My Commission Expires: August 2, 2022

(notary seal)

