

Prepared By and Return To:
Championship Title Agency LLC
543 Harbor Boulevard, Unit 102
Destin, FL 32541

Order No.: FL-CTA-190389-PUR

Property Appraiser's Parcel I.D. (folio) Number:
10886-050-000

WARRANTY DEED

THIS WARRANTY DEED dated September 5, 2019, by Michael S. Elliott and Brittany Spurlock, husband and wife, whose post office address is 2918 Viejas View Place, Alpine, California 91901 (the "Grantor"), to Kateryna Alosyna and Marco Antonio Armenta Meneses, wife and husband, whose post office address is 1714 Montana Ave, Lynn Haven, Florida, 32444 (the "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)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Bay, State of Florida, viz:

Lot 7 & 8, Block A-10, Lynn Haven, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 9-10, of the Public Records of Bay County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

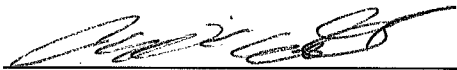
TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining

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

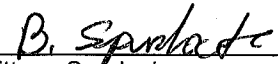
AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: 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 presence of:



Michael S. Elliott



Brittany Spurlock

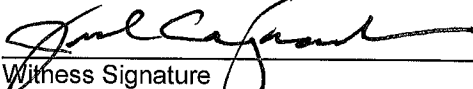
Grantor Address:
2918 Viejas View Place
Alpine, CA 91901



Witness Signature

PATRICK B. QUILL

Printed Name of First Witness



Witness Signature

JED V. CRYAN

Printed Name of Second Witness

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2019, by Michael S. Elliott and Brittany Spurlock, who () was/were personally known to me, or () presented the following identification: _____.

Notary Public
My Commission Expires: _____
(SEAL)

See attached
Jurat

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of San Diego }

On September 5th 2019 before me, Razvan Daniel Hicks, Notary Public,
(Here insert name and title of the officer)

personally appeared Michael S. Elliott, Brittany Spurlock
 who proved to me on the basis of satisfactory evidence to be the person(s) whose
 name(s) is/are subscribed to the within instrument and acknowledged to me that
 he/she/they executed the same in his/her/their authorized capacity(ies), and that by
 his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of
 which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that
 the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Razvan Daniel Hicks
 Notary Public Signature (Notary Public Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Warranty deed

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 1 Document Date 09/05/19

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CBO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.