

Prepared by and Return to:  
Allison Carter  
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 #40000-675-222  
File- MFL-2231998  
Consideration Amount \$327,000.00

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### WARRANTY DEED

**This Indenture**, Made this **December 6, 2019** between **Gerald M. Peiffer and Mary Lou Peiffer, husband and wife**, whose post office address is: W338S9580 Harvest Court, Mukwonago, WI 53149, hereinafter called the "Grantor"\*, and, **Alpha Capital Evolution LLC**, whose post office address is: 1916 Cotton Mill Dr, McKinney, TX 75070, 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:

**Condominium Unit 1820, Shores of Panama II, a Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Records Book 2835, Page 434; amended by Amended and Restated Declaration of Condominium recorded in Official Records Book 2993, Page 1997, First Amendment to Amended And Restated Declaration of Condominium recorded in Official Records Book 3272, Page 244 and Second Amendment to Amended And Restated Declaration of Condominium recorded in Official Records Book 3340, Page 1600, of the Public Records of Bay County, Florida.**

Property Address: 9900 South Thomas Drive, Unit 1820, Panama City Beach, FL 32408

**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.

Gerald M. Peiffer  
Gerald M Peiffer

Mary Lou Peiffer  
Mary Lou Peiffer

Amy Shorougian  
Witness #1 Signature

Amy Shorougian  
Witness #1 Print Name

Rebecca D Motley  
Witness #2 Signature

Rebecca D Motley  
Witness #2 Print Name

State of Wisconsin; County of Waukesha

The foregoing instrument was acknowledged by me this December 6, 2019 by: Gerald M. Peiffer and Mary Lou Peiffer, husband and wife who is/are personally known by me or who has produced: DRIVERS License as identification and who did not take an oath.

Amy Shorougian  
Notary Public  
My Commission Expires: 6/5/22

