

THIS INSTRUMENT PREPARED BY,
RECORDED AND RETURN TO:
The Critzer Law Firm, PA
Attorneys and Counselors at Law
12889 US Highway 98 West
Unit 110A
Miramar Beach, FL 32550-3241

This is a purchase and sale transaction and Florida Documentary tax stamps were calculated on the purchase price of \$75,000.00, and \$525.00 was collected on this transaction.

Parcel ID No. 36068-103-000

[SPACE ABOVE RESERVED FOR CLERK USE]

WARRANTY DEED

STATE OF FLORIDA

COUNTY OF BAY

THIS WARRANTY DEED, is made this the 20th day of March, 2020, by and between **TONY J. CATANZARO, a married person**, whose address is: 425 Briarcliff Road, Gadsden, Alabama 35901, hereinafter referred to as "Grantor," and

SAMADIAN FAMILY LIMITED PARTNERSHIP, a Texas limited partnership, whose post office address is: 4020 Main Street, Dallas, Texas 75226, hereinafter referred to as the "Grantee."

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is acknowledged, conveys to Grantee, Grantee's successors and assigns forever, the following legally described land, situate, lying and being in **Bay County, Florida** (the "Property"):

LOT 3, TURTLE COVE AT LAKE POWELL, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 45, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.

THE PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR(S).

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 January 1, 2020 reservations, restrictions and easements of record, if any.

Signed, Sealed and Delivered
in the Presence of:

Sabrina Bevis

Witness No. 1 Printed Name: Sabrina Bevis

Tony J. Catanzaro

Tony J. Catanzaro

Kristie Erwin

Witness No. 2 Printed Name: KRISTIE ERWIN

STATE OF ALABAMA

COUNTY OF Etowah

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this the 17th day of March, 2020, by Tony J. Catanzaro, a married person. He is () personally known to me or () has produced a drivers license as photo identification.

[AFFIX NOTARY SEAL HERE]

Nina H. Nix

NOTARY PUBLIC [Signature]

TYPED NAME OF NOTARY: Nina H. Nix

MY COMMISSION EXPIRES: 3-20-2020

