

WARRANTY DEED

EDWARD J. ROCHECK and KAREN A. ROCHECK, married, Grantors, claiming title by or through file 2004061583 recorded in the Bay County Recorder's Office, for valuable consideration thereunto given, and for the sum of Ten Dollars (\$10.00) received to full satisfaction of EDWARD J. ROCHECK and KAREN A. ROCHECK, Trustees of THE ROCHECK FAMILY TRUST dated 4/28/2020 and any amendments thereto, the Grantee, whose tax mailing address will be 7289 Lakeview Drive, Parma, Ohio 44129 :

GIVE, GRANT, BARGAIN, SELL AND CONVEY unto said Grantee, his successors and assigns the following described premises:

Situated in Bay County, State of Florida:

Lot 503, according to Plat of Bay Point, Unit One, on file in Bay County Plat Book 11, Page 47 through 56, Public Records of Bay County, Florida. And beginning at an iron pipe marking the Northeast corner of Lot 503 in Bay Point Unit One, according to the plat thereof recorded in Plat Book 11, Pages 47 through 56 of the Public Records of Bay County, Florida; Thence S89°55'05"E along the Southerly R/W of Pompano Road a distance of 17.00 feet to the intersection of said R/W with the Westerly R/W of Bonefish Drive; Thence S00°04'55"W, along said R/W of Bonefish Drive a distance of 90 feet; thence N89°55'05"W for 10 feet; thence S00°04'55"W for 20 feet; thence S89°55'05"E for 10 feet; thence S00°04'55"W for 15 feet; thence N89°55'05"W along said Northerly line a distance of 47.00 feet to the Southeast corner of said Lot 503; thence N13°34'40"E along the Easterly Line of said Lot 503 a distance of 128.55 feet to the point of beginning.

PPN: 30933-596-000

Property Address: 1316 Pompano Road, Panama City Beach, FL 32408

TO HAVE AND TO HOLD the above premises, with the appurtenances thereunto belonging, unto the said Grantee, his successors and assigns forever.

AND THE SAID Grantors, for themselves and their heirs, executors and administrators, hereby with the said Grantee, its successors and assigns, that said Grantors are the true and lawful owners of said premises, and well seized of the same in fee simple, and good right and full power to bargain, sell and convey the same in the manner aforesaid, and that the same are free and clear from all encumbrances, except (a) reservations, conditions, easements and restrictions of record, (b) such encroachments as do not materially adversely affect the use or value of the property, (c) zoning ordinances, if any, and (d) taxes and assessments, both general and special, not yet due and payable.

AND FURTHER, that said Grantors will **WARRANT AND DEFEND** the same against all claims whatsoever except as provided herein.

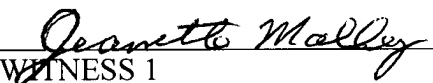
EXECUTED this 22 day of July, 2020.

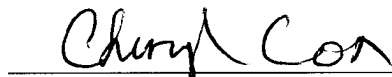
Grantors:


EDWARD J. ROCHECK


KAREN A. ROCHECK

Witnesses:


WITNESS 1


WITNESS 2

STATE OF OHIO)
) ss.
CUYAHOGA COUNTY)

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above-named EDWARD J. ROCHECK and KAREN A. ROCHECK, who acknowledged that they did sign this Warranty Deed and the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Independence, Ohio the 22 day of July, 2020.


NOTARY PUBLIC

This Instrument Prepared By:
Dan Baron, Baron Law LLC
5005 Rockside Road Suite 600
Independence, Ohio 44131
216-276-4282

