

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 #18474-000-000  
File- MFL-2237664  
Consideration Amount \$30,599.00

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### WARRANTY DEED

**This Indenture**, Made this 19<sup>th</sup> day of August, 2020, between **Global Premier Asset Management NJ, LLC, a Delaware Limited Liability Company**, whose post office address is: 331 Newman Springs Road Bldg 1, Suite 143, Red Bank, NJ 07701, hereinafter called the "Grantor"\*, and, **Mario Lobo**, whose post office address is: 209 Brunswick Blvd, Panama City Beach, FL 32413, 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:

**Lots 9, 10, 11 and 12, Block 6, and also beginning at the SW corner of Lot 9, Block 6, thence North 100 feet, thence West 50 feet, thence South 100 feet, thence East 50 feet to the Point of Beginning, in Section 5, Township 4 South, Range 14 West, according to the plat recorded in Plat Book 4, Page 32, of the Public Records of Bay County, Florida.**

Property Address: 1123 Oak Avenue, Panama City, FL 32401

**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.

Global Premier Asset Management NJ LLC

By: [Signature]  
Daniel Menake, Sole Member

[Signature]  
Witness #1 Signature

Melanie J. Zarate  
Witness #1 Print Name

[Signature]  
Witness #2 Signature

Janet Ghazouani  
Witness #2 Print Name

State of New Jersey; County of Monmouth

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 19<sup>th</sup> day of August, 2020 by: Daniel Menake as Sole Member of Global Premier Asset Management NJ, LLC, a Delaware Limited Liability Company, who is/are authorized to execute the forgoing instrument, and is/are personally known by me or who has/have produced: Drivers License as identification.

[Signature]  
Notary Public  
My Commission Expires: 12/09/2020

