

Prepared by and Return to:  
Hand Arendall Harrison Sale, LLC.  
Kevin D. Obos, ESQ.  
304 Magnolia Avenue, Panama City, Florida 32401  
20-288WQP

## WARRANTY DEED

This indenture made on **November 25, 2020**, by  
**SHRI KRISHNAY NAMAH, INC.**, a Florida corporation  
whose address is: **510 Parkwood Drive, Panama City, Florida 32405**,  
hereinafter called the "grantor", to  
**RUDRA P. INC.**, a Florida corporation  
whose address is: **5711 E HWY 98, Panama City, Florida 32404**  
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual,  
and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Bay County, Florida, to-wit:

**Parcel I: Lot 10, Block 5 of A RESUBDIVISION OF DIREGO PARK, according to the Plat thereof as recorded in Plat Book 2, Page(s) 1, of the Public Records of Bay County, Florida.**

**Parcel II: HOTEL PARCEL: COMMENCE AT THE NORTHWEST CORNER OF LOT 1 BLOCK 5, A RESUBDIVISION OF DIREGO PARK, ACCORDING TO THE OFFICIAL SUBDIVISION PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 1, IN THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA (ALSO BEING THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF 24TH STREET WITH THE EASTERLY RIGHT OF WAY LINE OF MERCEDES AVENUE), AND THENCE RUN S89°15'29"E, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF 24TH STREET FOR A DISTANCE OF 150.00 FEET TO THE NORTHEAST CORNER OF LOT 3, BLOCK 5, SAID A RESUBDIVISION OF DIREGO PARK, FOR THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING, THENCE CONTINUE S89°15'29"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 300.74 FEET TO THE NORTHWEST CORNER OF LOT 10, BLOCK 5, SAID A RESUBDIVISION OF DIREGO PARK, THENCE, LEAVING SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 01°16'48"W, ALONG THE WEST BOUNDARY LINE OF LOTS 10, 11, 12, 13, AND 14, IN SAID BLOCK 5, FOR A DISTANCE OF 214.01 FEET; THENCE N89°15'29"W, PARALLEL WITH SAID SOUTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 300.74 FEET; THENCE NORTH 01°16'48"E, ALONG THE WEST LINE OF LOTS 20 AND 4, SAID BLOCK 5, FOR A DISTANCE OF 214.01 FEET TO THE POINT OF BEGINNING.**

**Property Tax Identification #: 12848-000-000**

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

**The land** is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**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 December 31, 2020.

**In Witness Whereof**, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

**SHRI KRISHNAY NAMAHA, INC.,**  
a Florida corporation

*Ramesh B. Patel*  
Ramesh B. Patel, President

*Curtis Williams*  
Witness Signature

Print Name: Curtis Williams

*Signed, sealed and delivered in our presence:*  
*[Signature]*

Witness Signature

Print Name: \_\_\_\_\_

State of **Florida**  
County of **Bay**

**THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED** before me by means of \_\_\_\_\_ physical presence or \_\_\_\_\_ online notarization, on November 25, 2020, by Ramesh B. Patel, as President and on behalf of SHRI KRISHNAY NAMAHA, INC., a Florida corporation who is personally known to me or has produced a valid driver's license as identification.

*[Signature]*  
NOTARY PUBLIC

Notary Print Name \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

