

Prepared by and return to:

Cody Stewart
SETCO Services, LLC
7714 Front Beach Road
Unit C
Panama City Beach, FL 32407
(850) 650-6161
File No PCB-21-2512

Parcel Identification No 34034-005-137

Documentary Stamp Taxes were collected in the amount of \$2,205.00 based on the purchase price of \$315,000.00.

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

STATE OF FLORIDA
COUNTY OF BAY

This indenture made the 2nd day of February, 2021 between Jose O. Recio, a single man and Minerva Recio, a single woman, whose post office address is 2002 Generals Highway, Annapolis, MD 21401, Grantors, to Rosica Stephenson and Frankie Nelson Stephenson, wife and husband, whose post office address is 621 Lyndell Lane, B, Panama City Beach, FL 32407, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Bay County, Florida, to-wit:

Lot 37, Harrison's Walk, according to the map or plat thereof, as recorded in Plat Book 22, Page(s) 77 through 79, inclusive, of the Public Records of Bay County, Florida.

Said property is not the homestead property of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

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

Subject to taxes for 2021 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness #1

[Signature]
Signature:

Print name: JACQUELINE M. SALCEDO ROMO

Witness #2

[Signature]
Signature:

Print name: Michelle Glass

[Signature]
Jose O. Recio

STATE OF MARYLAND
COUNTY OF ANNE ARUNDEL

The foregoing instrument was acknowledged before me by means of () physical presence or (x) online notarization this 30 day of ~~February~~ JANUARY, 2021, by Jose O. Recio, who is personally known to me or who has produced US PASSPORT as photo identification.

(AFFIX NOTARY SEAL HERE)

JACQUELINE M. SALCEDO ROMO
Notary Public
Howard County
Maryland
My Commission Expires May 22, 2023

[Signature]
Notary Public
Printed Name: JACQUELINE M SALCEDO
My Commission Expires: 5/22/23

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness #1

Signature:

Print name:

[Handwritten signature]

Gilbert Diaz

Witness #2

Signature:

Print name:

[Handwritten signature]

Vernessa Moore

[Handwritten signature]

Minerva Recio

STATE OF New York
COUNTY OF Bronx

The foregoing instrument was acknowledged before me by means of () physical presence or (x) online notarization this 30 day of ~~January~~ February, 2021, by Minerva Recio, who is personally known to me or who has produced drivers licenses as photo identification.

(AFFIX NOTARY SEAL HERE)

[Handwritten signature]
Notary Public
Printed Name: Vernessa Moore
My Commission Expires: 4/28/2024

