

THIS INSTRUMENT PREPARED BY:

Davage J. Runnels, III
Hall & Runnels
4399 Commons Drive East
Suite 300
Destin, Florida 32541

21-0648

(The space above is provided for recording information)

WARRANTY DEED

THIS WARRANTY DEED made this 10 day of April, 2021, between **Alicia A. Cuiffo**, whose mailing address is PO Box 9852, Panama City, Florida 32417-0252, hereinafter referred to as "grantor", and **V&P Country, LLC, a Texas limited liability company**, whose mailing address is 19919 Sable Stone Cir, Katy, Texas 77450, hereinafter referred to as "grantee". (Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH:

That the grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which 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, viz:

Condominium Unit No. E-610 of SUNBIRD, A CONDOMINIUM, all as set forth in the Declaration of Condominium and the Exhibits annexed thereto and forming a part thereof, recorded in Official Records Book 994, at Page 1053 and amendments thereof, of the Public Records of Bay County, Florida. The above description includes, but is not limited to, all appurtenances to the condominium unit above described, including the undivided interest in the common elements of said condominium.

Parcel Identification No. 34994-470-000

This conveyance is made subject to covenants, conditions, restrictions and easements of record, if any, which may now affect the above described property, but this provision shall not operate to reimpose the same. Also subject to zoning regulations and ordinances, and to real estate taxes for the year 2021 and subsequent years.

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

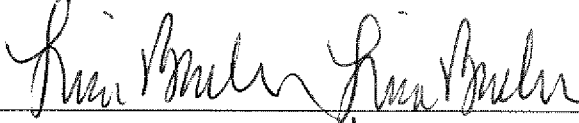
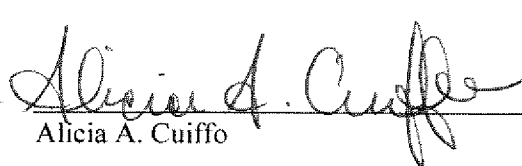
TO HAVE AND TO HOLD, the same in fee simple forever.

Said property is not the homestead 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.

AND Grantor hereby covenants with said grantee that 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 said grantor has signed and sealed these presents the day and year first above written.

Signed, Sealed, and Delivered
in our presence as witnesses:

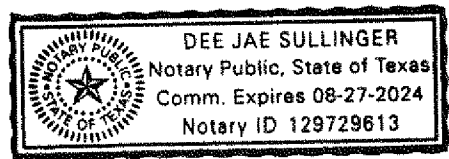
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|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|----------|
|  |  | |
| witness #1 signature | Alicia A. Cuiffo | - Seller |
| <u>Lisa Barker Lisa Barker</u> | | |
| print witness #1 name | | |

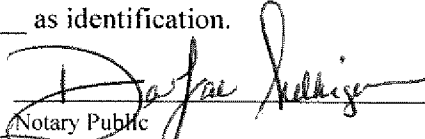
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|  | | |
| witness #2 signature | | - Seller |
| <u>Dee Jae Sullinger</u> | | |
| print witness #2 name | | |

STATE OF Texas
COUNTY OF San Patricio

The foregoing instrument was acknowledged before me by mean of physical presence or online notarization this 19 day of April, 2021, by Alicia A. Cuiffo who: (Notary **must** check applicable box)

- is personally known to me.
- produced a current Florida (state) driver's license as identification.
- produced _____ as identification.




 Notary Public
Dee Jae Sullinger
 print Notary Name
 My Commission Expires: 8-27-2024

(notary seal)