

**This Instrument Prepared by: Paco Schulz
An Officer of Diamond Title Agency, Inc.
For Purposes of Title Insurance
File No. 21-39272
Parcel ID No. 34799-733-000**

Warranty Deed

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

Made June 14, 2021, BETWEEN

Kelley Martin Blanco and Robert Andrew Blanco, wife and husband

whose post office address is: 808 Columbus Avenue, 12A, New York, New York 10025
GRANTOR, and

Skinner Investments LLC, a Georgia limited liability company

whose post office address is: 215 Old Hwy 18, Gray, Georgia 31032
GRANTEE

WITNESSETH: That the said grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable considerations 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, successors and assigns forever, the following described land, situated, lying and being in Bay County, Florida to-wit:

Unit 2807, River Oaks Tennis Villas, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1396, Page 584, and all amendments thereto, of the Public Records of Bay County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Subject to easements and restrictions of record, if any, which are specifically not extended or reimposed hereby.
Subject to 2021 taxes and assessments.

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.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

SIGNED, SEALED & DELIVERED
IN THE PRESENCE OF:

JONATHAN TRAT
Witness #1 signature

JONATHAN TRAT
Print Witness Name

RUBEN DELCASTILLO
Witness #2 signature

RUBEN DEL CASTILLO
Print Witness Name

Kelley Martin Blanco (Seal)
Kelley Martin Blanco

Robert Andrew Blanco (Seal)
Robert Andrew Blanco

STATE OF NEW YORK

COUNTY OF QUEENS

The foregoing instrument was acknowledged before me by means of () physical presence of (X) online notarization, this JUNE 11, 2021, by Kelley Martin Blanco and Robert Andrew Blanco, who is/are personally known to me or have produced the identification identified below, who is/are the person(s) described in and who executed the foregoing instrument, and who after being duly sworn say that the execution hereof is their free act and deed for the uses and purposes herein mentioned.

- () To me personally known
- (X) Identified by Driver's License
- () Identified by _____

My Commission Expires: _____

Commission No.: _____

Adria Y Munoz
Notary Public

ADRIA Y MUNOZ
Please Print Or Type Name As It Appears

ADRIA Y MUNOZ
Notary Public, State of New York
Registration #01MU6314807
Qualified in Queens County
Commission Expires Nov. 17, 2022