

Prepared By and Return To:
Knight Barry Title Solutions Inc.
415 Richard Jackson Blvd., Ste. 207
Panama City Beach, FL 32407

Order No.: 2069825

Property Appraiser's Parcel I.D. (folio) Number:
29973-100-028

WARRANTY DEED

THIS WARRANTY DEED dated June 25, 2021, by William Sullivan and Shelli Sullivan, husband and wife, whose post office address is 1090 Lytton Springs Rd, Healdsburg, California 95448 (the "Grantor"), to Diane Richard, a single person, whose post office address is: 17 Lee Hall Street, Scottsboro, AL 35769 (the "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 And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of BAY, State of Florida, viz:

Condominium Unit No. 46, of Saint Andrews Harbor Condominium, all as set forth in the Declaration of Condominium and the exhibits attached thereto and forming a part thereof, recorded in Official Records Book 2776, Page 1295 of The Public Records of Bay County, Florida, and as may be amended from time to time, together with all of its appurtenances, according to the Declaration of Condominium. Subject, however, to all of the provisions of the Declaration of Condominium. Together with an undivided interest in the common elements appurtenant thereto.

Subject to easements, restrictions, reservations and limitations of record, if any.

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.

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: 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 presence of:

[Signature]
Witness Signature

Laura Cinollo
Printed Name of First Witness

[Signature]
Witness Signature

Cheyenne Charlson
Printed Name of Second Witness

STATE OF California
COUNTY OF Sonoma

[Signature]
William Sullivan
[Signature]
Shelli Sullivan

Grantor Address:
1090 Lytton Springs Rd
Healdsburg, CA 95448

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

The foregoing instrument was acknowledged before me by means of

☒ Physical Presence or ☐ Online Notarization

this June 24, 2021, by William Sullivan and Shelli Sullivan, husband and wife.

[Signature]
Notary Public: L. Cinollo
Notary Public, State of California

Produced identification:

☒ driver's license / state identification card
other: _____

