

**THIS INSTRUMENT PREPARED BY:**

J. Robert Hughes, Esq.  
Barron & Redding, P.A.  
220 McKenzie Avenue  
Panama City, FL 32401

RE# 11728-203-000

**WARRANTY DEED**

THIS WARRANTY DEED is made this 13<sup>th</sup> day of August, 2021 between **SCOTT RECHTMAN**, whose mailing address is 3258 Moss Oak Drive, Doraville, GA 30340 ("Grantor"), and **MOHAMMED RASHEED AND SHAYMA SALMAN, HUSBAND AND WIFE**, whose mailing address is 502 Timber Lane, Panama City, FL 32405 ("Grantee"),

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, paid by Grantee to Grantor, the receipt and sufficiency of which Grantor hereby acknowledges, does hereby grant, bargain, and sell to the Grantee, and Grantee's heirs forever, the following described real property, situate, lying, and being in the County of Bay, State of Florida, to-wit:

Commence at the Northwest Corner of Lot 24, Block 10, VENETIAN VILLA, according to the official plat thereof as recorded in Plat Book 11, Page 38-B, Public Records of Bay County, Florida and extend a line S 04 degrees 38' 00" E along the Western boundary line of said Block 10 for 40.00 feet; thence S 13 degrees 00' 55" W for 148.28 feet; thence S 15 degrees 02' 22" E for 198.82 feet for the Point of Beginning; thence continue S 15 degrees 02' 22" E for 30.38 feet; thence N 87 degrees 05' 26" E for 93.27 feet to the Westerly R/W line of Capri Drive; thence N 02 degrees 54' 34" W along said R/W line for 29.70 feet; thence S 87 degrees 05' 26" W for 99.65 feet to the point of beginning. Said lands being a part of Lots 29 and 30, Block 10, VENETIAN VILLA.

(the "Property").

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.

SUBJECT TO easements and restrictions of record, if any, and taxes for the current year.

The Property described herein is not the homestead of the Grantor, and neither the grantor nor the grantor's spouse, nor anyone for whose support the grantor is responsible, resides on or adjacent to said Property.

GRANTOR does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed on the day and year first above written.

Signed, sealed & delivered in the presence of:

1) Rebecca A. Starker  
Witness 1  
Print Name: Rebecca A. Starker

Scott Rechtman  
Scott Rechtman

2) Dolores S. Donopria  
Witness 2  
Print Name: DOLORES DONOPRIA

STATE OF  
COUNTY OF

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13 day of August, 2021, by Scott Rechtman, who: (notary **must** check applicable box) ☐ is personally known to me; ☒ produced a current ~~Florida~~ driver's license as identification; or ☐ produced \_\_\_\_\_ as identification.

(SEAL)



Dolores S. Donopria  
(Print Name)  
Notary Public  
Commission #  
My Commission Expires: