

Prepared by and please return to:

Name MOHAMED SAAD ELMOUGY
Address 105 SPYGLASS DR
COPPELL, TX 75019

Rec. \$18.50
Doc.St. \$0.00

Property Appraiser's Parcel
ID No. 38466-430-000

****Documentary stamp is not required per 12B-4.013(28)(a)**

WARRANTY DEED

[Individual to Trust]

THIS INDENTURE, made this 19th day of August, 2021, between:

Grantor: **Mohamed S. Elmougy**, an unmarried man, whose office address is 105 Spyglass Dr., Coppell, TX 75019.

AND

Grantee: Mohamed Saad Elmougy, whose address is 105 Spyglass Dr., Coppell, TX 75019, as Trustee under the provisions of a trust agreement dated the 19th day of August, 2021, known as the **"ME FAMILY REVOCABLE TRUST"**

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee and Grantee's successors and assigns forever, the following described land, situate, lying and being in the County of Bay, Florida, to-wit:

Unit 608 of Celadon Beach, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 2416, Page(s) 1622, of the Public Records of Bay County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel ID Number: 38466-430-000

SUBJECT TO:

1. Ad valorem real property taxes for 2021 and subsequent years.
2. None
3. None

and 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, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Nadia Farukh
 Witness Signature
Nadia Farukh
 Printed Name
Reehi Safi
 Witness Signature
Reehi Safi
 Printed Name

Mohamed Saad Elmougy
 Signature of Grantor
Mohamed Saad Elmougy
 Printed Name
105 Spyglass Dr.
 Post Office Address
Coppell, TX 75019
 City, State and Zip

STATE OF TEXAS
COUNTY OF DALLAS

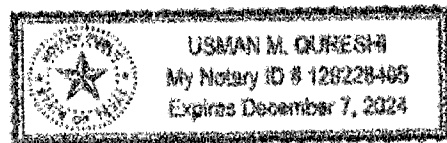
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this August 19, 2021, by Mohamed S. Elmougy, who is personally known to me or who has produced TX DL (type of identification) as identification.

[Signature] (Signature)

Usman Qureshi

(Seal)

(Notary's Name, print)
12/7/2024
 (Commission Expires)



Document prepared by:
 MOHAMED SAAD ELMOUGY
 105 SPYGLASS DR
 COPPELL, TX 75019