

Prepared by:
Jamie Tarich, Esq.
The Tarich Law Firm, P.A.
1946 Tyler Street, Hollywood, FL 33020
Em: jamie@tarichlaw.com; Tel: 305.503.5095

Parcel Identification Number: 40000-675-188

WARRANTY DEED

This indenture made on ____ day of **August 2021**, by **Panama Partners LLC**, a Delaware limited liability company, whose address is P.O. Box 040308, Parkville Station, Brooklyn, NY 11204, hereinafter called the "Grantor", **Cincinnati Capital Partners 459, LLC, an Ohio limited liability company**, whose address is 11353 Reed Hartman Highway, Suite 300, Cincinnati, Ohio 45241, hereinafter called the "Grantee".

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land legally described, to-wit:

Condominium Unit 1525 of SHORES OF PANAMA II, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Records Book 2835, Page 434; and amended by amended and restated Declaration of Condominium of SHORES OF PANAMA II, A CONDOMINIUM recorded in Official Records Book 2993, Page 1997, of the Public Records of Bay County, Florida.

together with all 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 that the Grantor is fully vested of said land in fee simple and that said land is free of all encumbrances except the Declaration of Condominium for Shores of Panama Resort Community Association, Inc., as amended from time to time, comprehensive land use plans, zoning, and other land use restrictions, prohibitions and requirements imposed by governmental authority; restrictions and matters appearing on the Plat or otherwise common to the subdivision; outstanding oil, gas and mineral rights of record without right of entry; unplatted public utility easements of record (located contiguous to real property lines and not more than 10 feet in width as to rear or front lines and 7 ½ feet in width as to side lines); taxes for 2021 and subsequent years; provided, that, none of the foregoing prevent use of the Property for residential purposes, and Grantor will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name, the day and year first above written.

Witness 1 Sign: [Signature]

Panama Partners LLC,
a Delaware limited liability company

Print Name: [Signature]

Witness 2 Sign: [Signature]

Sign: [Signature] (SEAL)

Print Name: Miriam Goldstein

By: David Spira, Manager

STATE of New York

CITY/COUNTY of Kings

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on the 24 day of **August 2021**, by David Spira, as Manager of Panama Partners LLC, a Delaware limited liability company, who is/are personally known to me or who has/have produced a valid driver's license as identification.

(SEAL)

MIRIAM GOLDSTEIN
Notary Public, State of New York
No. 01GO6254692
Qualified in Kings County
Commission Expires 1/23/2024

Sign: [Signature]
NOTARY PUBLIC, STATE OF NY
Print Name: _____
Commission No. _____
Expires: _____