

Prepared by and Return to:
Kathy Prumatico
MTI Title Insurance Agency, Inc.
11501 Hutchison Blvd., Suite 107
Panama City Beach, FL 32407

-Incidental to the issuance of title insurance

Property Appraiser's Parcel ID #34030-275-300
File- MFL-2248225
Consideration Amount \$546,000.00

WARRANTY DEED

This Indenture, Made this October 1, 2021, between Albert Michael Barsevich and Anthony Harry Ruter, a married couple, whose post office address is: 182 Reserve Est. , Murphy, NC 28906, hereinafter called the "Grantor"*, and, Jason Dennis Kypros and Rose Kypros, husband and wife, whose post office address is: 446 Warren Bayou Lane, Panama City Beach, FL 32407, hereinafter called the "Grantee":

Witnesseth: That said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, 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 and assigns forever, the following described land, situate, lying, and being in Bay County, FL, and being further described as follows:

Lot 409, Breakfast Point Phase 3C, according to the map or plat thereof, as recorded in Plat Book 26, Page 79, of the Public Records of Bay County, Florida.

Property Address: 446 Warren Bayou Lane, Panama City Beach, FL 32407



Property is the homestead of the Grantor(s).


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.

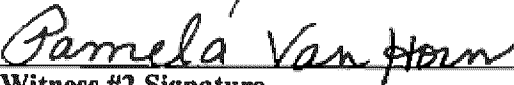
*"Grantor" and "grantee" are used for singular or plural, as context requires.

Subject to easements, restrictions, and covenants of record, and real property taxes for the current year which are prorated.

In Witness Whereof, the said Grantor has hereunto set the Grantor's hand and seal the day and year first above written.



Albert Michael Barsevich

Anthony Harry Ruter


Witness #1 Signature
Kathleen Prumatico
Witness #1 Print Name


Witness #2 Signature
Pamela Van Horn
Witness #2 Print Name

State of Florida ; County of Bay

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 28th day of September, 2021 by: Albert Michael Barsevich and Anthony Harry Ruter, a married couple who is/are personally known by me or who has/have produced: FLDL as identification.


Notary Public

My Commission Expires: _____

