

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 a title insurance policy)

Property Appraiser's Parcel ID #: 34511-584-000
File- MFL-2248769

Assignment of Lease

This Partial Assignment of Sublease entered into this 16th day of November, 2021, by and between **Jeanne Fiore**, the unmarried surviving spouse of Jerry Fiore, deceased and successor in title to an estate by the entireties, whose post office address is: 1969 Hidden Valley Rd-Clever, MO 65631 hereinafter called the "Assignor(s)", and, **Oanh Kim Nguyen** whose post office address is:

hereinafter called the "Assignee(s)":

WITNESSETH:

WHEREAS an interest in said sublease was subsequently assigned to Assignors as recorded in Official **Records Book 851 Page 93** of the Public Records of **Bay County, State of FL**.

NOW THEREFORE for Ten Dollars (\$10.00) and other valuable consideration and the mutual covenants and agreements herein described to be kept and performed by the Assignee, the Assignor does hereby sell, transfer, set over to, convey, and assign all rights, title and interest to Assignee, in and to the following described Leasehold Estate located in Bay County, State of FL, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Jeanne Fiore and Jerry Fiore were continuously married from the time they took title to the property through the date of death of Jerry Fiore.

Subject property is not the homestead of Jeanne Fiore.

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

The Assignors warrant that they have a full right to assign that interest herein assigned under the terms of the original lease, that the Assignors have made no prior assignment of this leasehold interest, and that such interest is clear of all encumbrances, save and except the taxes for the year subsequent to **December 31, 2021**.

TO HAVE AND TO HOLD the same throughout the remainder of the terms of the above-mentioned lease, the same being for an original period of 99 years, subject to the covenants, restrictions and conditions contained in said lease.

By Acceptance of this instrument, Assignee covenants and agrees to do and perform each and all of the commitments and covenants of the Assignors contained in the original lease insofar as such commitments and covenants therein pertain to the property hereby assigned, including but not limited to, the payment of all amounts required to be paid there under promptly when due.

IN WITNESS WHEREOF, THE SAID ASSIGNOR(S) AND ASSIGNEE(S) HAVE HEREUNTO SET THEIR HANDS AND SEALS THIS 16 day of November, 2021.

ASSIGNOR(S):

✓ Jeanne Fiore
Jeanne Fiore

✓ Witness #1 Print: David Payne

Witness #1 Signature: [Signature]

✓ Witness #2 Print: Jessica Schultze

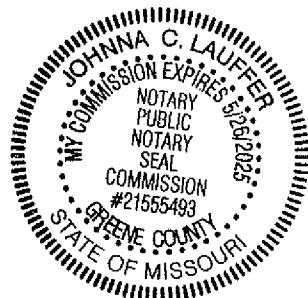
Witness #2 Signature: [Signature]

State of Missouri ; County of Greene

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 16th day of November, 2021 by: Jeanne Fiore who is/are personally known by me or who has/have produced: drivers license as identification.

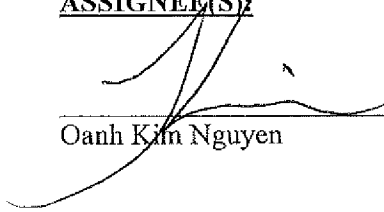
X Johnna C. Lauffer
Notary Public

My Commission Expires: May 26, 2025



IN WITNESS WHEREOF, THE SAID ASSIGNOR(S) AND ASSIGNEE(S) HAVE HEREUNTO SET THEIR HANDS AND SEALS THIS 18th day of November, 2021.

ASSIGNEE(S):



Oanh Kim Nguyen

Witness #1 Print: Darlene D Durkee


Witness Signature: 

Witness #2 Print: DARLENE D DURKEE

Witness #2 Signature: 

State of Florida ; County of Bay

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 18th day of November, 2021 by: Oanh Kim Nguyen who is/are personally known by me or who has/have produced: DL as identification.


Notary Public

My Commission Expires: _____

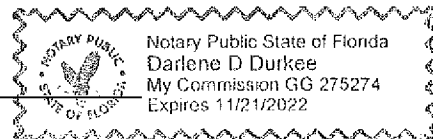


EXHIBIT "A"

FILE # MFL-2248769

Legal Description:

A Proprietary Leasehold interest in Apartment #406 of Fontainebleau Terrace, a cooperative, as described in "Owners Proprietary Lease" recorded in Official Records Book 851, Page 93, Bay County, Florida, located upon land described as follows:

Commencing at the Southwest Corner of Block "G" of Bid-A-Wee Subdivision, according to Plat on file in the Public Records of Bay County, Florida, and running Northwesterly along the Northerly R/W line of U. S. Highway 98, a distance of 40 feet across Nautilus Street for a Point of Beginning; thence continue Northwesterly along said Northerly R/W line 207 feet; thence S 31°00'W to the water's edge of the Gulf of Mexico; thence Southeasterly along said water's edge to the intersection of said water's edge with the projection of the Westerly line of said Nautilus Street; thence Northeasterly along said projection to the Point of Beginning. LESS AND EXCEPT R/W of U. S. Highway 98, being a part of Section 28, Township 3 South, Range 16 West.

Property Address: 14401 Front Beach Road, Unit 406, Panama City Beach, FL 32413