

Prepared by and return to:

Darlene Melvin
Cornerstone Title Agency, Inc.
2424 Jenks Ave.
Panama City, FL 32405

File Number: **2110541**

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Warranty Deed

This Warranty Deed made this **6th day of January, 2022**, between **Tarek Hassan Elzawahry and Hanan Ibrahim Elkomy, husband and wife** whose post office address is 3009 Kings Harbour Rd. Panama City FL 32405, grantor, and **Thomas Korman and Reyna Korman**, whose post office address is **53 Alta Mesa Cir, Monterey, CA 93940**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations 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 the **Bay County, Florida**, to-wit:

Lot 21, Block B, Replat of Kings Point Harbour Unit One, a Subdivision, according to the Plat thereof as recorded in Plat Book 13, pages 70 and 71, of the Public Records of Bay County, Florida.

Parcel Identification Number: 26684-605-000

Subject to all reservations, covenants, conditions, restrictions, and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2021.

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

Signed, sealed and delivered in our presence:

Linda Taylor
Witness Name: Linda Taylor

Tarek Hassan Elzawahry
Tarek Hassan Elzawahry

Ayesha Ahmad Albbi
Witness Name: Ayesha Ahmad Albbi

Hanan Ibrahim Elkomy
Hanan Ibrahim Elkomy

STATE OF FLORIDA

COUNTY OF Bay

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 6th day of January, 2022, by Tarek Hassan Elzawahry and Hanan Ibrahim Elkomy.



Linda Taylor
(Signature of Notary Public - State of Florida)

Linda Taylor

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification

Type of Identification Produced Driver's License