

THIS INSTRUMENT PREPARED BY,
RECORDED AND RETURN TO:
Emerald Coast Title Services, LLC
35008 Emerald Coast Parkway
500
Destin, FL 32541
File No. 2022-02-1110

This is a purchase and sale transaction. Florida Documentary tax stamps were calculated on the purchase price of \$ 290,000.00, and \$ 2,030.00 was collected on this transaction.

Parcel ID No. 38335-396-304 (SPACE ABOVE RESERVED FOR CLERK USE)

WARRANTY DEED

STATE OF FLORIDA

COUNTY OF BAY

THIS WARRANTY DEED, is made this the 2nd day of May 2022, by and between **Richard Francis Defeno and Penny Brown Defeno, husband and wife**, whose address is: PO Box 10, Red Level, AL 3647, hereinafter referred to as "Grantor," and **Saundra K. Jones and Justin Jones, wife and husband**, whose post office address is: 1816 Spencer Avenue, Overland, MO 63114, hereinafter referred to as "Grantee."

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is acknowledged, sells and conveys to Grantee, Grantee's successors and assigns forever, the following legally described land, situate, lying and being in **Bay County, Florida** (the "Property"):

Condominium Unit 104, Building 54 of HORIZON SOUTH XVII, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 1514, page 1367, of the Public Records of Bay County, Florida, and all amendments thereto, together with its undivided share in the common elements.

THE PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR(S).

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 January 1, 2022, reservations, restrictions and easements of record, if any.

Signed, Sealed and Delivered
in the Presence of:

[Signature]

Witness Print Name: Sara Ashley Bowen

[Signature]
Richard Francis Defeno

[Signature]

Witness Print Name: Amanda Kaiser

[Signature]
Penny Brown Defeno

STATE OF FLORIDA
COUNTY OF OKALOOSA

The foregoing instrument was acknowledged before me **by means of** () **physical presence** or () **online notarization**, this the 2nd day of May, 2022, by Richard Francis Defeno and Penny Brown Defeno. They are () personally known to me or () have produced drivers licenses as photo identification.

[Signature]

NOTARY PUBLIC [Signature]

PRINTED NAME OF NOTARY: _____

MY COMMISSION EXPIRES: _____

(AFFIX NOTARY SEAL HERE)

