

Prepared by and Return to:
Terri Kiefer
MTI Title Insurance Agency, Inc.
1714 W. 23rd Street, Suite F
Panama City, FL 32405

-Incidental to the issuance of title insurance

Property Appraiser's Parcel ID #03528-020-000
File- MFL-2254739
Consideration Amount \$194,000.00

WARRANTY DEED

This Indenture, Made this May 3, 2022, between Tam Hoang Cai and Thanh Hoang Cai, whose post office address is: 1823 W 29th St. , Panama City, FL 32405, hereinafter called the "Grantor"*, and, Raymundo Valerio Cisneros and wife, Barbara A. Raffield Valerio, whose post office address is: 805 Sanders Lane , Panama City, FL 32401, 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:

The North 330 feet of the South 690 feet of that part of the Southwest Quarter of the Southwest Quarter of Section 22, Township 1 South, Range 12 West, Bay County, Florida, lying West of the West right of way of Atlanta and St. Andrews Bay Railroad and East of the new right of way line of U.S. Highway 231.

Property Address: 12810 Hwy 231, Youngstown, FL 32466

Said property is not the homestead of the grantor under the laws and constitution of the State of Florida in that neither grantor nor any member of the household of grantor resides thereon.

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.

[Signature]
Tam Hoang Cai

[Signature]
Witness #1 Signature

MILAGROS Leon
Witness #1 Print Name

[Signature]
Witness #2 Signature

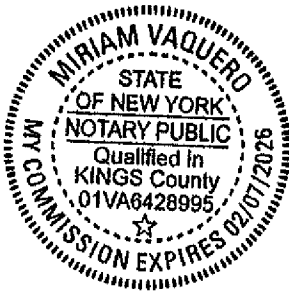
Giovani Castillo Ortega
Witness #2 Print Name

State of New York; County of Kings

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this May 4, 2022 by: Tam Hoang Cai who is/are personally known by me or who has/have produced: Drivers license as identification.

[Signature]
Notary Public

My Commission Expires: 2-7-2026



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

Thanh Hoang Cai
Thanh Hoang Cai

TERRI KIEFER
Witness #1 Signature
TERRI KIEFER
Witness #1 Print Name

Deborah Hunt
Witness #2 Signature
Deborah Hunt
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 May 5, 2022 by: Thanh Hoang Cai who is/are personally known by me or who has/have produced: DL as identification.

TERRI KIEFER
Notary Public

My Commission Expires: TERRI KIEFER
Commission # 111174744
Expires October 16, 2025
Bonded thru Budget Notary Services

