

This Instrument Prepared By:

**Elizabeth Everitt Harrison**

**12805 U.S. 98 East**

**E201**

**Inlet Beach, FL 32461**

As a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.

File: **SRB-22-450**

Property Appraisers Parcel I.D. (Folio) Number(s):

**38335-396-515**

## **WARRANTY DEED**

**THIS WARRANTY DEED**, Made the **May 13, 2022**, by

**Matthew B. Zaidner, a married man and Shely J. Zaidner (herein referred to as "Grantor," whether one or more)**, whose mailing address is

855 North Dogwood Street, Siloam Springs, AR 72761

and **Michael Eugene Blake, a married man and Dawn Michele Blake, a married woman, as tenants by the entirety**, (herein referred to as "Grantee"), whose mailing address is

6955 East Bens Drive, Camby, IN 46113

**WITNESSETH:** That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents (\$10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto Grantee, all that certain land situated in **Bay**, Florida, to wit:

**Condominium Unit No. 303, of Horizon South, XIX, a Condominium, all as set forth in the Declaration of Condominium and the Exhibits annexed thereto and forming a part thereof, recorded in Official Records Book 1589, Page 147, as amended from time to time, of the Public Records of Bay County, Florida. The above description includes, but is not limited to, all appurtenances to the condominium unit above described, including the undivided interest in the common elements of said condominium.**

This Property **IS NOT** the homestead of the Grantor(s) under the laws and constitution of the State of Florida.

**TOGETHER** with all 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 **2022**, reservations, restrictions, and easements of record, if any.

\*The Terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.

IN WITNESS WHEREOF Grantor(s) has/have hereunto set Grantor(s) hand(s) and seal(s), this 13<sup>th</sup> day of May, 2022.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES  
TWO SEPARATE DISINTEREST WITNESSES REQUIRED

Isaac McKinney  
WITNESS  
PRINT NAME: Isaac McKinney  
Lisa Reed  
WITNESS  
PRINT NAME: Lisa Reed

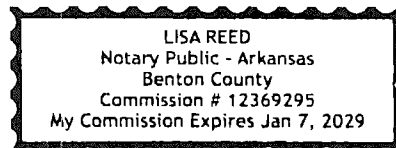
Matthew B. Zaidner  
Matthew B. Zaidner  
Shely J. Zaidner  
Shely J. Zaidner

State of Arkansas  
County of Benton

The foregoing instrument was acknowledged before me by means of X physical presence or \_\_\_\_\_ online notarization, this 13 day of May, 2022 by **Matthew B. Zaidner and Shely J. Zaidner**. He/She/They is/are X Personally Known OR \_\_\_\_\_ Produced drivers license(s) as Identification.

Lisa Reed  
Notary Public Signature  
Printed Name: Lisa Reed  
My Commission Expires: 11/7/29

(SEAL)



After Recording Return to:  
Tiffany Ainsworth  
South Oak Title - SRB  
12805 U.S. 98 East, E201  
Inlet Beach, FL 32461