

This instrument prepared by & return to:
Susan P. Rushing, Esq.
Rushing Law Firm, PLLC
1394 County Highway 283 South
Building 1
Santa Rosa Beach, FL 32459
Consideration: \$265,000.00
Rec.: \$18.50
Tax ID No: 38335-111-000
Our File: 2022052261

General Warranty Deed

Made this 27th day of May, 2022 by **Joseph Oliver and Katrina Oliver, Husband and Wife**, whose post office address is: 134 Seaclusion Drive, Panama City Beach, FL 32413, hereinafter called the Grantor, to: **Andrew P. Francino, Single**, whose post office address is: 10 Nelson Avenue, Blue Point, NY 11715 hereinafter called the Grantee,

(Whenever used herein the term "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)

WITNESSETH: that the Grantor, for and in consideration of the sum of Two Hundred Sixty-Five Thousand and 00/100 Dollars (\$265,000.00), and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Bay, Florida, viz:

Unit No. C in Building 18 of Horizon South II, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 919, Page 957, and all exhibits and amendments thereof, Public Records of Bay County, Florida.

Parcel ID Number: 38335-111-000

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 members of the household of Grantor reside thereon.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anyway 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, the said Grantor has signed and sealed these presents the day and year first above written.

Joseph Oliver
Joseph Oliver

Katrina Oliver
Katrina Oliver

Signed, Sealed and Delivered in Our Presence:

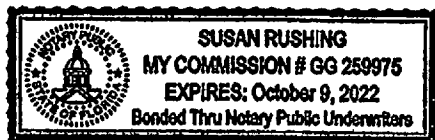
Susan Rushing
Witness Signature
Print Name: Susan Rushing

Stephanie Anderson
Witness Signature
Print Name: Stephanie Anderson

State of Florida
County of Walton

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27th day of May, 2022 by Joseph Oliver and Katrina Oliver who are personally known or have produced drivers' licenses as identification.

[Seal]



Susan Rushing
Notary Public
Print Name: Susan Rushing
My Commission Expires: 10-9-22