

Prepared By and Return To:

Novak Law Group, PLLC
402 Reid Avenue
Port St. Joe, FL 32456

File No. 22769

Property Appraiser's Parcel I.D. (folio) Number(s)

04172-150-006

WARRANTY DEED

THIS WARRANTYDEED dated July 28, 2022, by Bretton Wendel and Robbi Wendel, husband and wife, whose post office address is 4138 Old Coopertown Road, Springfield, TN 37172, hereinafter called the grantor, to Janice M. Campisi and Paul W. Campisi, Wife and and Husband, whose post office address is 19 Brocknick Lane, Schaghticoke, NY 12154, hereinafter called the grantee:

(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in BAY County, Florida, to wit:

Condominium Unit No. 2C, of THE CLUB AT MEXICO BEACH, A CONDOMINIUM, according to the Declarations thereof, as recorded in Official Records Book 2839, at Page 1221, and all exhibits and amendments thereof recorded in the Public Records of Bay County, Florida, together with an undivided interest in the common elements which are appurtenant to the unit as set out in said Declaration of Condominium.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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.

Signed, sealed and delivered in the presence of:

WITNESSES:

Ethan Strachan
Ethan Strachan
Print Name

Debra Grant
Debra Grant
Print Name

Bretton Wendel
Bretton Wendel
Robbi Wendel
Robbi Wendel

Address:
4138 Old Coopertown Road
Springfield, TN 37172

STATE OF Tennessee
COUNTY OF Robertson

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 14th day of July, 2022 by Bretton Wendel and Robbi Wendel, () whom are personally known to me or () whom have produced a valid drivers license as identification.

Debra Grant
Notary Public

My Commission Expires: 6-20-2023

