

Prepared by and Return to:  
Allison Carter  
MTI Title Insurance Agency, Inc.  
11501 Hutchison Blvd., Suite 107  
Panama City Beach, FL 32407

-Incidental to the issuance of title insurance

Property Appraiser's Parcel ID #40000-150-086  
File- MFL-2257111  
Consideration Amount \$540,000.00

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### WARRANTY DEED

**This Indenture, Made this September 28, 2022, between Chau Bao and Cindy Bao, husband and wife, whose post office address is: 10011 Meadowglen Lane, Houston, TX 77042, hereinafter called the "Grantor"\*, and, Patwel Holdings LLC, a Florida Limited Liability Company, whose post office address is: 3228 E 15th Street, Panama City, FL 32405, 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:

**Unit E1402, Splash, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 2849 Page 1733, of the Public Records of Bay County, Florida, together with an undivided interest in the common elements if any, appurtenant thereto.**

Property Address: 17729 Front Beach Road, Unit 1402E, Panama City Beach, FL 32413

**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]  
Chau Bao

\* [Signature]  
Cindy Bao

\* [Signature]  
Witness #1 Signature

May Y. Lin  
Witness #1 Print Name

\* [Signature]  
Witness #2 Signature

DAWN JANKOWSKI  
Witness #2 Print Name

State of Texas ; County of Harris

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 27th day of September, 2022 by: Chau Bao and Cindy Bao, husband and wife who is/are personally known by me or who has/have produced: \_\_\_\_\_ as identification.

[Signature]  
Notary Public

My Commission Expires: 9/28/2024

