

Prepared by and Return to:  
Amber Page  
Omega Title Florida, LLC  
221 E 23rd St St F  
Panama City, Fl 32405  
Our File Number: 22-1391AP  
Consideration:\$1,049,000.00

## General Warranty Deed

Made this October 28, 2022 A.D. By **Patrick Buckley and Anika Buckley, husband and wife**, whose post office address is: 1217 Upper Happy Valley Road, Lafayette, California 94549, hereinafter called the grantor, to **Nhan Dinh**, whose post office address is: 10450 Stanyan Street, Alpharetta, Georgia 30022, 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 Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Bay County, Florida, viz:

The land referred to herein below is situated in the County of BAY, State of Florida, and described as follows:

The Westerly half of Lot 4, Block 7, Plat of GULF LAGOON BEACH, according to the Plat thereof, as recorded in Plat Book 8, Page 24, of the Public Records of Bay County, Florida, being more particularly described as follows: commence at the Southern most corner of Lot 1, Block 7, of said GULF LAGOON BEACH; thence North 47 Degrees 13'23" West along the Northerly right of way line of Gulf Drive for 175.00 Feet to the Point of Beginning; thence continue North 47 Degrees 13'23" West along said right of way line and the Southerly line of Lot 4 for 25.00 feet to the Western most corner of said Lot 4; thence North 42 Degrees 41'20" East for 115.00 feet to the Northern most corner of said Lot 4; thence South 47 Degrees 13'23" East along said Northerly line of Lot 4 for 25.00 feet; thence South 42 Degrees 41'20" West for 115.00 feet to the Point of Beginning.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **32289-020-000**

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

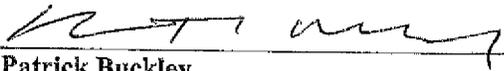
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2022.

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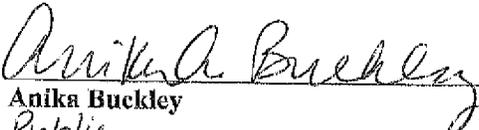
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

  
\_\_\_\_\_  
Witness Printed Name Jason Jones

  
\_\_\_\_\_  
Patrick Buckley (Seal)

  
\_\_\_\_\_  
Witness Printed Name Cristina Alamillo, Notary Public

  
\_\_\_\_\_  
Anika Buckley (Seal)

State of \_\_\_\_\_  
County of \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 28th day of October, 2022, by Patrick Buckley Anika Buckley, who is/are personally known to me or who has produced \_\_\_\_\_ as identification.

*see attached  
CA*

\_\_\_\_\_  
Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

### ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Alameda

On 10/28/2022 before me, Cristina Alamillo, Notary Public  
(insert name and title of the officer)

personally appeared Patrick Buckley and Anika Buckley,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are  
subscribed to the within instrument and acknowledged to me that ~~he~~ ~~she~~ they executed the same in  
~~his~~ ~~her~~ their authorized capacity(ies), and that by ~~his~~ ~~her~~ their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature C. Alamillo (Seal)  
Cristina Alamillo

