

THIS INSTRUMENT PREPARED BY:

Davage J. Runnels, III
Hall & Runnels
4399 Commons Drive East
Suite 300
Destin, Florida 32541

22-1095

(The space above is provided for recording information)

WARRANTY DEED

THIS WARRANTY DEED made this 10th day of November, 2022, between **Larry S Stroud, Jr., an unmarried person and Kimberly M Stroud, an unmarried person**, whose mailing address is 2425 Franklin St. NE, Washington, D.C. 20018, hereinafter referred to as "grantor", and **Roberto Carlos Guadron Rivas and Olga Marina Nataren Ayala**, whose mailing address is 4017 Mary Louise Drive, Panama City, Florida 32405, hereinafter referred to as "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)

W I T N E S S E T H:

That the grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which 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:

Lot 30 in Block B of NORTSHORE ADDITION PHASE II, according to the Map or Plat thereof as recorded in Plat Book 15, Pages 97 and 98 of the Public Records of Bay County, Florida.

Parcel Identification No. 11705-140-000

This conveyance is made subject to covenants, conditions, restrictions and easements of record, if any, which may now affect the above described property, but this provision shall not operate to reimpose the same. Also subject to zoning regulations and ordinances, and to real estate taxes for the year 2022 and subsequent years.

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 Grantor hereby covenants with said grantee that 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 our presence as witnesses:

Dave J Runnels III 2022-10-24

witness #1 signature
Dave J Runnels III

print witness #1 name

Emily Allen 2022-10-24

witness #2 signature
Emily Allen

print witness #2 name

(witnesses as to both signatures)

STATE OF FLORIDA

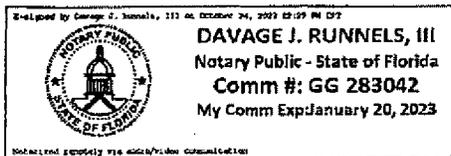
COUNTY OF OKALOOSA

The foregoing instrument was acknowledged before me by means of [] physical presence or [X] online notarization this 24 day of October, 2022, by Larry S Stroud, Jr., an unmarried person and Kimberly M Stroud, an unmarried person who: (Notary must check applicable box)

- is personally known to me.
- produced a current FL & DC (state) driver's license as identification.
- produced _____ as identification.

Larry S Stroud Jr 2022-10-24
Larry S Stroud, Jr. - Seller

Kimberly M Stroud 2022-10-24
Kimberly M Stroud - Seller



Dave J Runnels III
Notary Public

print Notary Name
My Commission Expires: Jan. 20, 2023