

This Instrument  
was Prepared by:  
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The Law Office Of  
Patricia Keyes, PA  
111 N. Pine Island Road, Suite 203  
Plantation, Florida 33324

Property ID #: 33802-066-000

**WARRANTY DEED**

**Property Address:** 15413 Front Beach Road #401, Panama City Beach, Florida 32413

**THIS WARRANTY DEED**, executed this 1 day of Dec. 2022 by CHARLENE HERREID, a single woman, as Successor Trustee of the HUMPHRIES FAMILY REVOCABLE TRUST w/a/d July 15<sup>th</sup>, 2005 executed by Charles C. Humphries and Joan Humphries, whose post office address is 1112 Emerson Drive, Teaneck, NJ 07666, GRANTOR, and CHARLENE HERREID, a single woman, whose post office address is 1112 Emerson Drive, Teaneck, NJ 07666, GRANTEE.

(Whenever used herein the term "Grantor," "Grantee," and "Party" shall include all the parties to this instrument whether singular or plural.)

**WITNESSETH**, that the said first party, for and in consideration of the sum of TEN ————— DOLLARS and other good and valuable considerations to said second party in hand paid by the first party, the receipt of which is hereby acknowledged, has granted, bargained and sold to said second party, heirs and assigns forever, the following described land, situate, lying and being in Bay County, Florida, to wit:

**Condominium Parcel 401 of Continental Condominium according to the Declaration of Condominium thereof, recorded in Bay County Official Records Book 560, Page 301. As provided for by the Condominium Act of the Statutes of the State of Florida, said description includes, but is not limited to, all appurtenances to the condominium parcel above described, including the undivided interest in the common elements of said condominium.**

**Subject to easements and restrictions of record, if any, which are specifically not extended or reimposed hereby. Subject to 1994 taxes and assessments.  
Identified as Parcel #33802-066-000 in the Official Records of Bay County, Florida.**

**SUBJECT TO:**

1. Real Estate Taxes for the current and subsequent years.
2. Applicable zoning regulations and ordinances.
3. Reservations, restrictions, limitations and conditions of record, if any, and easements for public utilities.

And said first party does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

This property is not the homestead of Grantor.

1 IN WITNESS WHEREOF, the said first party has signed and sealed these presents this day of Dec 2022.

Signed, sealed and delivered in presence of (witness as to both):

Charlene Herreid, Trustee  
CHARLENE HERREID, Grantor

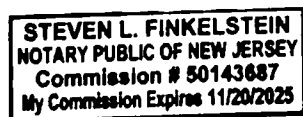
Steven Finkelstein  
Witness:

[Signature]  
Witness:

STATE OF N.J. )  
COUNTY OF Bergen ) ss.  
)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this day, Dec 1, 2022, by CHARLENE HERREID, as Grantor, who is personally known to me or who has produced Florida Driver's License, as identification.

[Seal]



My commission expires: \_\_\_\_\_

Sworn to and subscribed  
before me this  
1 day of Dec, 2022

N.B. This deed has been prepared at the first party's request without examination or legal opinion of title.