

AFTER RECORDING RETURN TO:

Title365 Company
ATTN: Recording Team
345 Rouser Rd., Building 5, Suite 101
Coraopolis, PA 15108
File No. DEF-494044

This document prepared by:

Heather Mayer, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 16229000000

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 6 day of December, 2022, by and between **NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER**, located at 8950 Cypress Waters Boulevard, Coppell, TX 75019, hereinafter referred to as Grantor(s) and **Svetlin Andreev**, residing at 15966 West 60th Circle, Golden, CO 80403, and **Alena Dimitrov**, residing at 6665 James Street, Milton, FL 32570, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Sixteen Thousand Five Hundred and 00/100 Dollars (\$16,500.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee the following described real estate located in Bay County, State of FL:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 1401 East 8th Street, Panama City, FL 32401

Prior instrument reference: Book:4610, Page:1273, Recorded: 09/15/2022

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

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 specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 6 day of December, 2022.

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER

BY: Melissa Plagman

NAME: Melissa Plagman

TITLE: Assistant Secretary

Signed, sealed and delivered in the presence of:
Witnesses:

Steven Greiner
Signature
Print Name: STEVEN GREINER

Brandon Barnett
Signature
Print Name: Brandon Barnett

STATE OF PENNSYLVANIA
COUNTY OF ALLEGHENY

Affirmed and subscribed before me by means of [] physical presence or [] online notarization, this 6 day of December, 2022, by

Melissa Plagman as Assistant Secretary for NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER.

Lindsay Changle
Signature of Notary Public

Commonwealth of Pennsylvania - Notary Seal
Lindsay Changle, Notary Public
Allegheny County
My commission expires February 17, 2023
Commission number 1288422
Member, Pennsylvania Association of Notaries

Lindsay Changle
Name of Notary Public Typed, Printed, or Stamped

Personally Known OR Produced Identification N/A
Type of Identification Produced Driver License

EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED LOT(S) PIECE(S) OR PARCEL(S) OF LAND, SITUATE LYING AND BEING IN THE COUNTY OF BAY STATE OF FLORIDA TO-WIT:

LOT 4, BLOCK 5, FIRST ADDITION TO OLD ORCHARD BEING SUDDUTH REALTY COMPANY'S SIXTEENTH ADDITION TO PANAMA CITY, FLORIDA PLAT BOOK 8 PAGE 1.

PARCEL ID NUMBER:16229000000

Property commonly known as: 1401 East 8th Street, Panama City, FL 32401