

Prepared By: Kristy Hazlett
Omega National Title Agency, LLC
221 E. 23rd Street, Suite F, Panama City, Florida 32405
incidental to the issuance of a title insurance policy.
File Number: 23-0212KH
Parcel ID #: 31365-549-000

WARRANTY DEED

This WARRANTY DEED, dated March 29th, 2023 by **Nicholas O. Neimer, a unmarried man**, whose post office address is: 505 Tennessee Street Apt# 305 Memphis, TN 38103 hereinafter called the GRANTOR, to **John Joseph Vostrez and Donna Katherine Nelson, as tenants by entirety**, whose post office address is: 3105 Preserve Rookery Blvd Panama City Beach, Florida 32408 hereinafter called the GRANTEE:

(Wherever used herein the terms "Grantor" and "Grantee" include all 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 \$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:

Lot 49, THE PRESERVE ON THE BAY PHASE I, according to the plat thereof recorded in Plat Book 16, Page 23 and 24, of the Public Records of Bay County, Florida.

This Property IS the homestead of the Grantor(s) under the laws and constitution of the State of Florida.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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 except as above noted, 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.

WARRANTY DEED, PAGE TWO:

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING TWO WITNESSES:

Witness #1:
 Signature: Destiny C. Hazlett N. O. Neimer
 Print Name: Destiny C Hazlett Nicholas O. Neimer

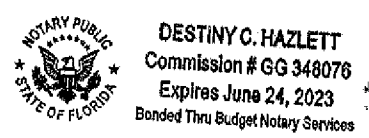
Witness #2:
 Signature: Cassie Hayes
 Print Name: Cassie Hayes

State of FLORIDA
County of BAY

The foregoing instrument was acknowledged before me by means of {X} physical presence or { } online notarization, on March 29th, 2023, by: Nicholas O. Neimer, a unmarried man, who is personally known to me or who has produced DRIVERS LICENSE as identification.

Notary Seal/Stamp

Signature: Destiny C. Hazlett
 Notary Public
 Print name: Destiny C Hazlett



I am a Notary of the State of Florida
 My Commission Expires on 06/24/2023