

Prepared by and return to:

Angela Peoples
Florida Legacy Title
8317 Front Beach Road
Suite 43
Panama City Beach, FL 32407
(850) 588-0547
File No AP-2023-56

Parcel Identification No 34809-610-082

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 24th day of March, 2023 between Ricardo Castillo, a single man, whose post office address is **17467 Spring Cress Drive, Dumfries, VA 22026**, of the County of Prince William, Commonwealth of Virginia, Grantor, to **Lance Gautreaux, a single man**, whose post office address is **6360 Clovis Point Street, Las Vegas, NV 89135**, of the County of Clark, State of Nevada, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Bay, Florida, to-wit:

Unit 1205, STERLING REEF, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 2578, Page 120, as amended from time to time, of the Public Records of Bay County, Florida, together with an undivided interest in the common elements if any, appurtenant thereto, subject to and in accordance with the covenants, conditions, restrictions, terms and other provisions of said Declaration.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 17467 Spring Cress Drive, Dumfries, VA 22026.

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

Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Gabriela Torres
WITNESS

PRINT NAME: GABRIELA TORRES

Ricardo Castillo
Ricardo Castillo

Rafael Lopez
WITNESS

PRINT NAME: RAFAEL LOPEZ

STATE OF VIRGINIA
COUNTY OF FAIRFAX

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 16 day of March, 2023, by Ricardo Castillo.

Josie Hanna
Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification:

Type of Identification

Produced: DRIVER'S LICENSE

