

Prepared by and Return to:
Pamela Van Horn
MTI Title Insurance Agency, Inc.
11501 Hutchison Blvd., Suite 107
Panama City Beach, FL 32407

-Incidental to the issuance of title insurance

Property Appraiser's Parcel ID #32942-000-000
File- MFL-2261879
Consideration Amount \$66,200.00

WARRANTY DEED

This Indenture, Made this April 5, 2023, between Anthony Paul Rubiolo and Nikola P. Rubiolo, husband and wife, whose post office address is: 413 Water Oak Circle, Panama City Beach, FL 32408, hereinafter called the "Grantor"*, and, Andrey Mauricio Serna Torres and Diana Marcela Torres Londono, as joint tenants with full rights of survivorship, whose post office address is: 200 Escanaba Avenue, Panama City Beach, FL 32413, hereinafter called the "Grantee":

Witnesseth: That said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, 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 County, FL, and being further described as follows:

Lot 28, Block E, of Gulf Highlands, according to the recorded plat thereof now on file in the Office of the Clerk of the Circuit Court of Bay County, Florida.

Property Address: Lot 28, 206 Escanaba Avenue, Panama City Beach, FL 32413

Said property is not the homestead of the grantor under the laws and constitution of the State of Florida in that neither grantor nor any member of the household of grantor resides thereon.

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

*"Grantor" and "grantee" are used for singular or plural, as context requires.

Subject to easements, restrictions, and covenants of record, and real property taxes for the current year which are prorated.

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

Anthony Paul Rubiolo
Anthony Paul Rubiolo

Nikola P Rubiolo
Nikola P Rubiolo

Kathleen Prumatico
Witness #1 Signature
Kathleen Prumatico

Witness #1 Print Name

Pamela Van Horn
Witness #2 Signature
Pamela Van Horn

Witness #2 Print Name

State of Florida ; County of Bay

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this April 5, 2023 by: Anthony Paul Rubiolo and Nikola P. Rubiolo, husband and wife who is/are personally known by me or who has/have produced: _____ as identification.

Kathleen Prumatico
Notary Public

My Commission Expires: _____

