

Prepared by and Return to:
Suzanne LaBarbera
MTI Title Insurance Agency, Inc.
1714 W. 23rd Street, Suite F
Panama City, FL 32405

-Incidental to the issuance of title insurance

Property Appraiser's Parcel ID #30808-505-000
File- MFL-2263143
Consideration Amount \$900,000.00

WARRANTY DEED

This Indenture, Made this **June 23, 2023**, between **ABC Rentals PCB LLC**, whose post office address is: 1303 Front Beach Rd,T-2 Unit 1303, Panama City Beach, FL 32407, hereinafter called the "Grantor"*, and, **Jaisudh Madhusoodhan and Payal Prakash, husband and wife**, whose post office address is: 18635 Corte Bautista , Morgan Hill, CA 95037, 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 5, Thomas Drive Beach Townhomes, according to plat recorded in Plat Book 27, Page 84, of the Public Records of Bay County, Florida.

Property Address: 6826 Thomas Drive, Panama City Beach, FL 32408


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.

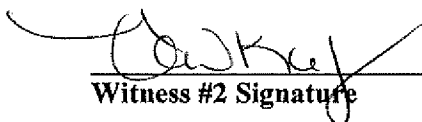
*"Grantor" and "grantee" are used for singular or plural, as context requires.

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.


Witness #1 Signature

Suzanne M. LaBarbera
Witness #1 Print Name

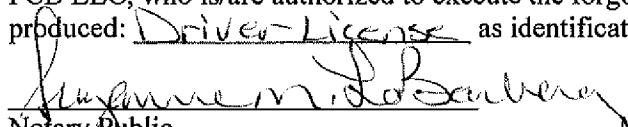

Witness #2 Signature

Terri Kiefer
Witness #2 Print Name

BY: 
ABC Rentals PCB LLC
Priti Patel, Manager

State of Florida ; County of Bay

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 21 day of June, 2023 by: Priti Patel as Manager of ABC Rentals PCB LLC, who is/are authorized to execute the forgoing instrument, and is/are personally known by me or who has/have produced: Driver License as identification.


Notary Public

My Commission Expires: _____

