

Prepared by:  
Paramount Title  
Danielle Keegan  
10525 Hearth Rd.  
Spring Hill, FL 34608  
File No.: SH23-120088TDS  
This Deed is prepared pursuant to the issuance of Title Insurance

### GENERAL WARRANTY DEED

Made this July 3, 2023. A.D. by MC2 and Associates LLCa South Dakota Limited Liability Company, whose address is: 1656 Riveredge Road, Oviedo, FL 32766 hereinafter called the grantor, to Chad Kaplowitz, a single man, whose post office address is: 2604 Grant Avenue, Panama City, FL 32405, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the 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 Ten Dollars (\$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:

Lots Number 23, 24, 25, and 26, of Block 7, of the REPLAT OF BLOCKS P, R & S IN BAYVIEW HEIGHTS Subdivision of Bay County, Florida, a copy of which plat is recorded in the Office of the Clerk of the Circuit Court of Bay County, Florida.

Parcel ID No.: 27212-000-000

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.**

**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 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, and that said land is free of all encumbrances except taxes accruing subsequent to the current year.

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incidental to the issuance of a title insurance policy  
File No.: SH23-120088TDS

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed and Sealed in Our Presence:

*Danielle Keegan*

Danielle Keegan  
Witness Printed Name

MC2 and Associates LLC

*Matthew Towne*

BY: \_\_\_\_\_  
Matthew Towne, Manager

*Theresa Curbelo*

Theresa Curbelo  
Witness Printed Name

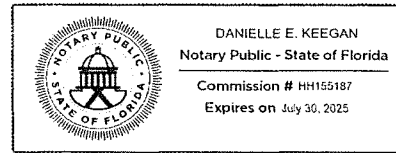
Address:  
1656 Riveredge Road  
Oviedo, FL 32766

State of Florida  
County of Hernando

The foregoing instrument was executed and acknowledged before me this 07/03/2023, by means of online notarization, by Matthew Towne, Manager of MC2 and Associates LLC, who is/are personally known to me or has produced a valid DRIVER LICENSE as identification.

*Danielle E. Keegan*  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: 07/30/2025



Notarized online using audio-video communication