

Prepared by and return to:

Luany Aranky Henriquez
American Title Trust LLC
1907 South Goldenrod Road
Orlando, FL 32822
(888) 848-5320
File No 2023-505

Parcel Identification No 13026-056-000

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WARRANTY DEED

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

This indenture made the 12th day of July, 2023 between National Management FL LLC, a Florida Limited Liability Company, whose post office address is 3505 Lake Lynda Drive, Suite 200, Orlando, FL 32817, of the County of Orange, State of Florida, Grantor, to Abel Henriquez as Trustee of the 2807 Land Trust Dated 06/01/2023, whose post office address is 1907 S. Goldenrod Rd, Orlando, FL 32822, of the County of Orange, State of Florida, 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 County, Florida, to-wit:

Lot 11, Block B, Corrective Plat of Forest Hills Unit Two, according to the plat thereof recorded in Plat Book 11, Page 30, of the Public Records of Bay County, Florida.

Also Known as Property Address: 2807 Gordon St., Panama City FL 32405

Grantor warrant 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.

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

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

Signed, sealed and delivered in our presence:

[Signature]
WITNESS
PRINT NAME: Beatriz Ortiz

[Signature]
Maria Suarez as Manager of National Management FL LLC

[Signature]
WITNESS
PRINT NAME: Lwyny Aranky Henriquez

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 12 day of July, 2023, by **Maria Suarez as Manager of National Management FL LLC**.

[Signature]
Signature of Notary Public Beatriz Ortiz
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: X
Type of Identification FDOL
Produced: _____