

This Instrument Prepared By:

Amberlyn Nabih
12805 U.S. 98 East
E201

Inlet Beach, FL 32461

As a necessary incident to the
fulfillment of conditions contained
in a title insurance commitment
issued by it.

File: **SRB-23-11832**

Property Appraisers Parcel I.D. (Folio) Number(s):
40000-650-089

WARRANTY DEED

THIS WARRANTY DEED, Made the **September 12, 2023**, by
Christine Gioia and Brian Mulvihill, a married couple (herein referred to as “Grantor,” whether one or
more), whose mailing address is
3913 East Devonshire Avenue, Phoenix, AZ 85018,
and **KK Tech Investments, LLC, a Texas Limited Liability Company**, (herein referred to as “Grantee”), whose
mailing address is
5719 Cascade Canyon Lane, Fulshear, TX 77441.

WITNESSETH: That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents (\$10.00)** and
other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises,
releases, conveys, and confirms unto Grantee, all that certain land situated in **Bay, Florida**, to wit:

**Condominium Unit 602, Shores of Panama I, a Condominium, according to the Declaration of Condominium
thereof, as recorded in Official Records Book 2740, Page 2252, restated and amended by document recorded
in Official Records Book 2941, Page 107, and all amendments thereto, of the Public Records of Bay County,
Florida, together with an undivided interest in the common elements appurtenant thereto. Together with the
right to the exclusive use of Parking Space No. 605.**

This Property **IS** the homestead of the Grantor(s) under the laws and constitution of the State of Florida.

TOGETHER with all 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 **2023**, reservations, restrictions, and easements of
record, if any.

*The Terms “Grantor” and “Grantee” herein shall be construed to include all genders and singular or plural as the
context indicates.

IN WITNESS WHEREOF Grantor(s) has/have hereunto set Grantor(s) hand(s) and seal(s), this 11 day of September, 2023

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTEREST WITNESSES REQUIRED

[Signature]
WITNESS
PRINT NAME: Erin Donovan-Bojy

[Signature]
Christine Gioia
[Signature]
Brian Mulvihill

[Signature]
WITNESS
PRINT NAME: Jean Salazar Agreda

STATE OF ~~FLORIDA~~ AZ
COUNTY OF ~~WALTON~~ Maricopa SSA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 11 day of September, 2023, by Christine Gioia and Brian Mulvihill.

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

Personally Known: _____ OR Produced Identification:
Type of Identification
Produced: driver license

After Recording Return to:
Amberlyn Nabih
South Oak Title - SRB
12805 U.S. 98 East, E201
Inlet Beach, FL 32461

