

Prepared by:

Defender Title and Escrow Agency, LLC
2605 Thomas Drive, #105
Panama City Beach, FL 32408

File Number: 23-4246
Parcel ID: 28486-040-000

Warranty Deed

This Warranty Deed made this 28th day of September, 2023, between Kristy Michelle Anzaldi, joined by her husband, Anthony Michael Anzaldi (henceforth referred to as "Grantor") whose post office address is 3903 West 20th Court, Panama City, FL 32405, and **Bay County Investors, LLC, a Limited Liability Company**, (henceforth referred to as "Grantee") of 2410 St Andrews Blvd, Suite B, Panama City, FL 32405 :

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and 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 land, situate, lying and being in Bay County, Florida to wit.

Lot 12, Block C, Meadowbrook Estates, according to the Plat thereof, recorded in Plat Book 10, Page(s) 66, of the Public Records of Bay County, Florida.

To Have and To Hold, the same in fee simple forever.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

The Grantor hereby covenants with said Grantee, her heirs and/or assigns, 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.

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

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

Deanne M Taylor
Witness 1
Printed Name: Deanne M Taylor

Kristy Michelle Anzaldi
Kristy Michelle Anzaldi

Nicole Allmaras
Witness 2
Printed Name: Nicole Allmaras

Anthony Michael Anzaldi
Anthony Michael Anzaldi

STATE OF FLORIDA

ACKNOWLEDGMENT

COUNTY OF BAY

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28th day of September, 2023 by Kristy Michelle Anzaldi and Anthony Michael Anzaldi who was/were personally known to me, or presented the following identification: DL

Deanne M Taylor
Notary Public
My Commission Expires: _____

(Notary Stamp)



Deanne M. Taylor
Comm.: HH 189971
Expires: Nov. 2, 2025
Notary Public - State of Florida