

Page 1 of 3: Warranty Deed for 103 West 3rd Street Lynn Haven Florida

WARRANTY DEED

THIS DEED made this 4th day of October, 2023, by Karen Harnitchek, Mary-Ann Nuesse and Bryan Harnitchek as Successor Co-Trustees for the JOHN J. AND LILLIAN L. HARNITCHEK TRUST, dated the 10th day of July, 2000, hereinafter called the Grantors, to Karen Harnitchek, Mary-Ann Nuesse and Bryan Harnitchek as Successor Co-Trustees for the JOHN J. AND LILLIAN L. HARNITCHEK TRUST, dated the 10th day of July, 2000, hereinafter called the Grantees.

WITNESSETH:

That Grantors, for and in consideration of the sum of \$10.00, and other valuable considerations, receipt whereof being hereby acknowledged, and pursuant to the Amended Abstract of Trust dated January 15, 2007, to the JOHN J. AND LILLIAN L. HARNITCHEK TRUST, dated the 10th day of July, 2000, hereby, on the death of the original Trustee Lillian L. Harnitchek, grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees, all that certain land situate in Bay County, Florida, to-wit:

Parcel I.D. Number: 09057-110-000

The West 75 feet of Lots 1, 2, 3 and the East 15 feet of Lot 14, Block 39, Lynn Haven, according to plat on file in the Public Records of Bay County, Florida.

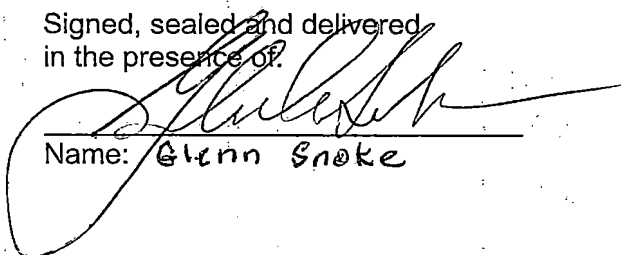
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD in fee simple forever.

AND the Grantors hereby covenant with said Grantees that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land; that the Grantors hereby fully warrant the title to said land is free of all encumbrances, except taxes accruing subsequent to 10/2/2023 and except any mortgages of record.

IN WITNESS WHEREOF, the said Grantees have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of.


Name: Glenn Snoke


KAREN HARNITCHEK

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[Signature]
Name: Glenn Snoke

Mary Ann Nuesse
MARY-ANN NUESSE

Melisa Harnitchek
Name: Melisa Harnitchek

Bryan Harnitchek
BRYAN HARNITCHEK

Date: 10/4/2023

Karen Harnitchek
KAREN HARNITCHEK, Successor Co-Trustee of
THE JOHN J. AND LILLIAN L. HARNITCHEK
TRUST, dated July 10, 2000

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that

State of Florida
County of Bay

Subscribed and sworn to (or affirmed) before me on this 4th day of October
2023, by Karen Harnitchek who proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

WITNESS my hand and official seal.



Sherrri J. Davidson Signature

Date: 10/4/2023

Mary Ann Nuesse
MARY-ANN NUESSE, Successor Co-Trustee of
THE JOHN J. AND LILLIAN L. HARNITCHEK
TRUST, dated July 10, 2000

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that

State of Florida
County of Bay

Subscribed and sworn to (or affirmed) before me on this 4th day of October
2023, by Mary-Ann Nuesse, who proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

WITNESS my hand and official seal.

[Seal]



Sherrri J. Davidson Signature

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Date: 04 OCT 2023

Bryan O'Hannitchek
BRYAN HARNITCHEK, Successor Co-Trustee of
THE JOHN J. AND LILLIAN L. HARNITCHEK
TRUST, dated July 10, 2000

State of Florida
County of Bay

Subscribed and sworn to (or affirmed) before me on this _____ day of _____
20____, by Bryan Harnitchek, who proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me.

WITNESS my hand and official seal.
[Seal]

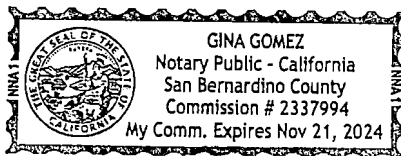
See Attached
Notarial Certificate _____ Signature

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Bernardino

Subscribed and sworn to (or affirmed) before me on this 4
day of October, 2023, by Bryan Harnitchek

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



(Seal)

Signature

A handwritten signature in black ink, appearing to read 'B. Harnitchek', written over a horizontal line.