

RECORDING REQUESTED BY:
Thomas P. Simonds

INSTRUMENT PREPARED BY:
Thomas P. Simonds
613 Lagoon Oaks Cir
Panama City Beach, Florida 32408

Thomas Simonds
2043 River Road
Bensalem , Pennsylvania 19020

RETURN DEED TO:
Thomas P. Simonds
613 Lagoon Oaks Cir
Panama City Beach, Florida 32408

(Above reserved for official use only)

SEND TAX STATEMENTS TO:
Thomas P. Simonds
613 Lagoon Oaks Cir
Panama City Beach, Florida 32408

Thomas Simonds
2043 River Road
Bensalem , Pennsylvania 19020
Escrow # 9724945648

QUIT CLAIM DEED FOR FLORIDA

STATE OF FLORIDA
COUNTY OF BAY

THIS DEED is made this day of March 24, 2023 by and between the
"Grantor,"

Thomas Simonds, an unmarried individual residing at 2043 River Road, Bensalem ,
Pennsylvania 19020

AND the "Grantees,"

Thomas P. Simonds, an unmarried individual residing at 613 Lagoon Oaks Cir, Panama
City Beach, Florida 32408

Thomas Simonds, an unmarried individual residing at 2043 River Road, Bensalem ,

Pennsylvania 19020

FOR VALUABLE CONSIDERATION of the sum of ~~\$163,000~~ ^{\$122,845.00} ^{TR}, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby quitclaims to Grantees and Grantees' heirs and assigns forever, all of Grantor's rights, titles, interests, and claims in or to the following described real estate (the "**Property**"), together with all hereditaments and appurtenances belonging thereto, located in Bay county, Florida, subject to any restrictions herein:

Property Address: 613 Lagoon Oaks Cir, Panama City Beach, Florida 32408

Legal description(s) attached separately.

Vesting Information / Property Interest: Joint tenancy with rights of survivorship, not as tenants in common.

[SIGNATURE PAGE FOLLOWS]

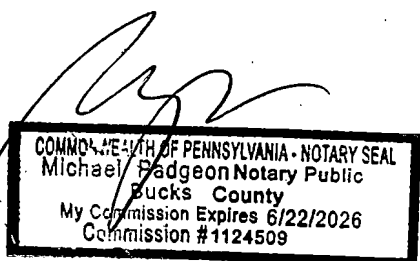
Signatures

Grantor signed, sealed, and delivered this quit claim deed to Grantees on 3-24-23
(date).

Grantor (or authorized agent)

[Handwritten Signature]

Print Name: Thomas Simonds



3-24-23

WITNESSES

On this the 24 day of March, 2023 the foregoing instrument was sworn to and acknowledged before me by the person(s) known or proven to me to be the person(s) whose name(s) is/are subscribed to within the instrument: the Grantor(s), Thomas Simonds. I further swear that I am unrelated to the parties signing this document by blood and hold no interest in the transaction.

FIRST WITNESS

x/

Date: 3-24-23

Print Name: -

JULIA MALCOLM

Address:

312 Smithfield Ave
PHILA PA 19116

SECOND WITNESS

x/

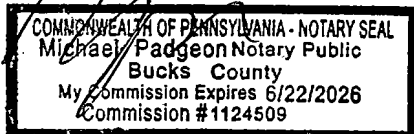
Date: 3-24-23

Print Name:

Samantha Simonds

Address:

301 Taylor Road
Springfield, PA 19064



3-24-23

NOTARY ACKNOWLEDGMENT

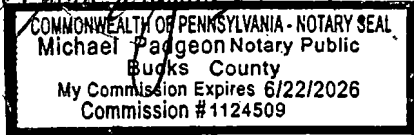
FLORIDA
COUNTY OF BAY

On July 29-23 before me, Michael Pidgeon, personally appeared **Thomas Simonds**, personally known to me or proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Commission Expires: 6-22-26

[Signature]
Notary Public, Florida



File # 2020036163, OR BK: 4258 PG: 1982, Pages: 1 of 2, Recorded 6/4/2020 at 10:31 AM,
Bill Kinsaul, Clerk Bay County, Florida D DOCTAX PD \$1,141.00 Deputy Clerk KB Trans # 1606775

Prepared by and Return to:
Mark Stockdale
MTI Title Insurance Agency, Inc.
11501 Hutchison Blvd., Suite 107
Panama City Beach, FL 32407

-Incidental to the issuance of title insurance

Property Appraiser's Parcel ID #30166-740-000
File- MFL-2233031
Consideration Amount \$163,000.00

CORPORATE WARRANTY DEED

This Indenture, Made this May 29, 2020, between **Tribute Show, LLC, a Florida LLC**, whose business address is: 3713 Village Hill Road, Belton, TX 76513, hereinafter called the "Grantor"*, and **Thomas E Simonds**, whose address is: 2043 River Road, Bensalem, PA 19020, hereinafter called the "Grantee":

Witnesseth: That said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other 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 described land, situate, lying, and being in Bay County, FL, and being further described as follows:

Lot 20, Block A, North Lagoon Oaks, according to the map or plat thereof, as recorded in Plat Book 14, Page 24, of the Public Records of Bay County, Florida.

Together with a 2000 SKYLI Mobile Home VIN C2620341MA and C2620341MB.

MORE COMMONLY KNOWN AS: 613 Lagoon Oaks Circle, Panama City Beach, FL 32408

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*"Grantor" and "grantee" are used for singular or plural, as context requires.

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

THIS DEED IS BEING GIVEN TO WIND UP THE AFFAIRS OF THE LLC