

Prepared by and return to:

Wes Harris
Clear Title & Escrow, LLC
340 West 23rd Street
Suite K
Panama City, FL 32405
(850) 640-1491
File No 2024-149

Parcel Identification No 40001-175-089

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the **22nd day of March, 2024** between **Deborah Powell and Kit Powell, wife and husband**, whose post office address is **37873 West 159th Street, Edgerton, KS 66021**, Grantors, to **Florivania, LLC, a Pennsylvania Limited Liability Company**, whose post office address is **56 South 6th Street, Suite 100, Indiana, PA 15701**, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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, Florida, to-wit:

Unit 1507, STERLING BREEZE, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, as recorded in Official Records Book 3021, Page 2025, as amended from time to time, of the Public Records of Bay County, Florida.

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

Subject to taxes for 2024 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 Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed, and delivered in our presence:

Dawn M. Whalen
WITNESS
PRINT NAME: Dawn M. Whalen
Address: 927 main St
Willisville, Ks 66092

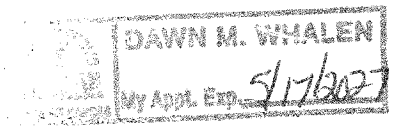
Deborah Powell
Deborah Powell
[Signature]
Kit Powell

Mary E. Mosby
WITNESS
PRINT NAME: Mary E. Mosby
Address: 810 N. Somerset
Oktohe, Ks 66062
Apt 101

STATE OF KS
COUNTY OF SO

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 20 day of March, 2024, by Deborah Powell and Kit Powell.

Dawn M. Whalen
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: X
Type of Identification
Produced: DRIVERS License