

This Instrument Prepared By:
South Oak Title
Angie Cannady
13800 Panama City Beach
Parkway
STE 117
Panama City Beach, FL 32407

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

File: **PCB-24-1137**

Property Appraisers Parcel I.D. (Folio) Number(s):
13595-000-000

WARRANTY DEED

THIS WARRANTY DEED, Made the **March 27, 2024**, by **Shawn M. Rader and Jennifer D. Rader, a married couple** (herein referred to as “Grantor,” whether one or more), whose mailing address is 6209 North Lagoon Drive, Panama City beach, FL 32408, and **Roberto Ayala-Guzman and Whyne Michelly Muniz Cana, a married couple,,** (herein referred to as “Grantee”), whose mailing address is 1203 Emory Drive, Panama City, FL 32405.

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:

Lot 5, Block S, Fifth Addition to Forest Park as per plat thereof recorded in Plat Book 9, Page 23, of the Public Records of Bay County, Florida.

This Property **IS NOT** 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 26th day of March 2024

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

Angela Cannady
WITNESS
Angela Cannady
Printed Name

Shawn M. Rader
Shawn M. Rader

2810 Martin Luther King Jr Blvd, Ste A
Panama City, FL 32405

Heather Newsome
WITNESS
Heather Newsome

Printed Name
2810 Martin Luther King Jr Blvd, Ste A
Panama City, FL 32405

STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 26 day of March, 2024, by Shawn M. Rader.

Angela Cannady
Signature of Notary Public
Print, Type/Stamp Name of Notary

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



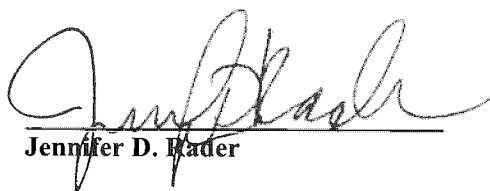
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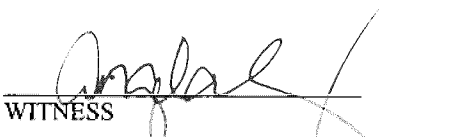


WITNESS
Christin Bramblette
Printed Name

2810 Martin Luther King Jr Blvd, Ste A
Panama City, FL 32405



Jennifer D. Rader
Printed Name



WITNESS
Angela Cannady
Printed Name

2810 Martin Luther King Jr Blvd, Ste A
Panama City, FL 32405

STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 26th day of March, 2024, by Jennifer D. Rader.



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



CHRISTIN BRAMBLETTE
Commission # HH 312994
Expires August 4, 2026

Personally Known: _____ OR Produced Identification: -
Type of Identification
Produced: D.L