

Prepared by and Return to:  
Kathy Prumatico  
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 #34882-211-000  
File- MFL-2267210  
Consideration Amount \$695,000.00

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### WARRANTY DEED

**This Indenture**, Made this **April 26, 2024**, between **Julianna Joy Nitz and Ted William Nitz Jr., wife and husband**, whose post office address is: 104 Hombre Circle, Panama City Beach, FL 32407, hereinafter called the "Grantor"\*, and, **Larry Brenner and Pamela Brenner, husband and wife**, whose post office address is: 143 Hombre Circle, Panama City Beach, FL 32407, hereinafter called the "Grantee".

[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. "Grantor" and "Grantee" are used for singular or plural, as context requires.]

**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 10, Block H, The Glades, according to the plat thereof, as recorded in Plat Book 15, Page 53, of the Public Records of Bay County, Florida**

Property Address: 143 Hombre Circle, Panama City Beach, FL 32407

**Property is the homestead of the Grantor(s).**

**Subject To:** (1) Easements, conditions, restrictions, limitations of record, if any, without reimposing same;  
(2) Taxes and assessments for the current and subsequent years.

**Together with** all the 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.

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

WITNESSES:

Kathleen Prumatico  
Witness #1 Signature

**Kathleen Prumatico**  
Witness #1 Print Name  
11501 Hutchison Blvd., Suite 107  
Panama City Beach, FL 32407

Summer Heims  
Witness #2 Signature

**Summer Heims**  
Witness #2 Print Name  
11501 Hutchison Blvd., Suite 107  
Panama City Beach, FL 32407

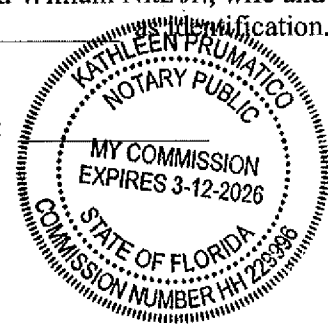
**THIS DEED IS NOT VALID WITHOUT THE  
PRINTED NAME, SIGNATURE, AND ADDRESS OF  
THE WITNESSES PURSUANT TO F.S. 695.26**

State of Florida ; County of Bay

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 29th day of April, 2024 by: Julianna Joy Nitz and Ted William Nitz Jr., wife and husband who is/are personally known by me or who has/have produced: DL identification.

Kathleen Prumatico  
Notary Public

My Commission Expires:



GRANTOR(S):

Julianna Joy Nitz  
Julianna Joy Nitz

Ted William Nitz Jr.  
Ted William Nitz Jr.