

Prepared by and Return to:
Suzanne LaBarbera
MTI Title Insurance Agency, Inc.
1714 W. 23rd Street, Suite F
Panama City, FL 32405

-Incidental to the issuance of title insurance
Property Appraiser's Parcel ID #33830-348-000
File- MFL-2268286
Consideration Amount \$395,000.00

WARRANTY DEED

This Indenture, Made this **July 3, 2024**, between **Eric Riblett and Tatiana Vasile Riblett, husband and wife**, whose post office address is: 4056 Randi Road Box 1269, Crestview, FL 32539, hereinafter called the "Grantor"*, and, **Nina Dew**, whose post office address is: 1544 Mitchell Road, Hartford, AL 36344 , 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 148, of Seaclusion Beach, according to the Plat thereof, as recorded in Plat Book 15, at Page 39, of the Public Records of Bay County, Florida.

Property Address: 201 Nautilus Street, Panama City Beach, FL 32413

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:

Sarah L. Banner

Witness #1 Signature

Sarah L. Banner

Witness #1 Print Name

5030 Persimmon Hollow Road

Witness #1 Address

Milton, FL 32583

Witness #1 City, State, Zip Code

Gwendolyn Lewis

Witness #2 Signature

Gwendolyn Lewis

Witness #2 Print Name

5065 Persimmon Hollow Rd

Witness #2 Address

Milton, FL 32583

Witness #2 City, State, Zip Code

GRANTOR(S):

Eric Riblett Vasile

Eric Riblett Vasile

Tatiana Vasile Riblett

Tatiana Vasile Riblett

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 Okaloosa

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 1st day of July, 2024 by: Eric Riblett and Tatiana Vasile Riblett who is/are personally known by me or who has/have produced: DRIVERS LICENSE as identification.

Gwendolyn Lewis
Notary Public

My Commission Expires: 03-28-2025

