

This Instrument Prepared By:

South Oak Title

Kristin J Hudgens

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-24-5382**

Property Appraisers Parcel I.D. (Folio) Number(s):
22729-000-000

WARRANTY DEED

THIS WARRANTY DEED, Made the **July 9th, 2024**, by **Catrina Hernandez a/k/a Catarina Hernandez** (herein referred to as “Grantor,” whether one or more), whose mailing address is 1127 N Stella Avenue, Lakeland, FL 33805, and **Eternikey LLC, a Florida Limited Liability Company**, (herein referred to as “Grantee”), whose mailing address is 22618 Lakeview Drive, Panama City Beach, FL 32413.

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:

Commencing at a point 5 feet South of the Northeast corner of Lot 7, Block 2, according to the plat of Emmons Addition to Millville, located in Section 10, Township 4 South, Range 14 West for Point of Beginning; thence South 50 feet; thence West 145 feet; thence North 50 feet; thence East 145 feet to Point of Beginning.

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.

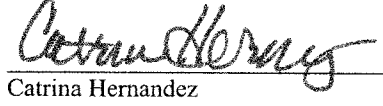
AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **2024**, 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 8th day of July, 2024.

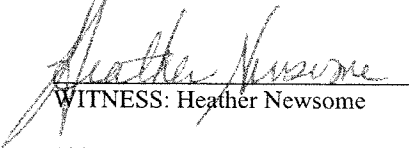
SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTEREST WITNESSES REQUIRED


WITNESS: Kristin J Hudgens


Catrina Hernandez

13800 Panama City Beach Parkway
Suite 117
Panama City Beach, FL 32407

Physical Address of Witness 1

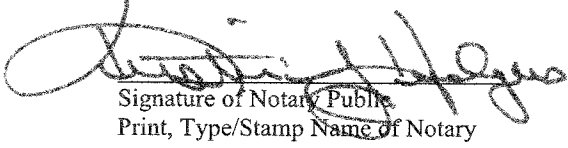

WITNESS: Heather Newsome

13800 Panama City Beach Parkway
Suite 117
Panama City Beach, FL 32407

Physical Address of Witness 2

STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 8th day of July, 2024, by Catrina Hernandez.


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



Kristin J Hudgens
Comm.: # HH 319999
Expires: October 15, 2026
Notary Public - State of Florida

Personally Known: _____ OR Produced Identification: _____
Type of Identification
Produced: FL DL

After Recording Return to:
South Oak Title
Kristin J Hudgens
13800 Panama City Beach Parkway, STE 117
Panama City Beach, FL 32407