

WHEN RECORDED, RETURN TO
AD PREPARED BY:

Pattie S. Christensen
12903 S 300 E
Draper, Utah 84020

MAIL TAX NOTICES TO:

Stephen Lazuardi
985 Morse Street
San Jose, CA 95126

Parcel ID# **40000-675-056**

Documentary Stamp Taxes were collected in the
amount of \$743.40 based on the purchase price of
\$106,200

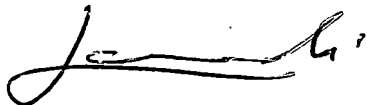
SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is given by Stephen Lazuardi LLC, a Wyoming limited liability company, with an address of 985 Morse Street, San Jose, CA 95126 ("Grantor"), to Kecera Management LLC Series 4, a Wyoming limited liability company, with an address of 49206 Daffodil Terrace, Fremont, CA 94539 ("Grantee").

For \$10 and other good and valuable consideration, Grantor does hereby convey and warrant unto Grantee, as to all persons claiming by or through Grantor, the real property and premises located in the County of Bay, State of Florida described on the attached Exhibit A

DATED EFFECTIVE AS OF August 1, 2024.

Stephen Lazuardi LLC, a Wyoming limited liability company



Stephen Lazuardi, Manager

Signed, sealed and delivered in the presence of:

Imelda Solihin :

Witness: *Imelda Solihin*

Address: 49206 Daffodil Terrace

Fremont, CA 94539

Document Prepared By: Imelda Solihin

Pattie S. Christensen, Esq

12903 S 300 E

Draper, Utah 84020

Kyle Retika :

Witness: *Imelda Solihin*

Address: 49206 Daffodil Terrace

Fremont, CA 94539

Kyle Retika

**EXHIBIT A
LEGAL DESCRIPTION**

Parcel ID# 40000-675-056

Condominium Unit: 523, SHORES OF PANAMA II, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded In Official Records Book 2835, Page 434, restated and amended by document recorded in Official Records Book 2993, Page 1997, and as may be further amended from time to time, all of the Public Records of Bay County, Florida. Subject, however, to all of the provisions of the Declaration of Condominium, Together with Parking Space No. 534.

Said property is not the homestead property of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

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.

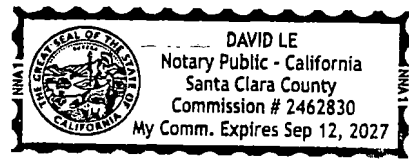
CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Clara }
On 7/26/24 before me, David Le, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Stephen Lazard
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____
 Corporate Officer – Title(s): _____ Corporate Officer – Title(s): _____
 Partner – Limited General Partner – Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other: _____ Other: _____
Signer is Representing: _____ Signer is Representing: _____