

Prepared by and return to:

Kristi Matthews
Clear Title & Escrow 30A, LLC
9961 East County Highway 30A
Unit 6
Alys Beach, FL 32461
(850) 909-0082
File No 2024-30A-38

Parcel Identification No.: 11727-157-000

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 8th day of August, 2024 between ConRic, LLC, a Florida Limited Liability Company, and Michael Richter, a married man, whose post office address is P.O. Box 1, Bristol, FL 32321, Grantors, to Jeffrey Michael Larson and Nina M. Larson, husband and wife, whose post office address is 180 Freedom Heights, Enterprise, AL 36330, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Bay, Florida, to-wit:

Lots 66 and 67, Block 2, according to the plat of VENETIAN VILLA, as per the plat recorded in Plat Book 11, Page 38-A, as recorded in the office of the Clerk of Circuit Court of Bay County, Florida.

The land described herein is not the homestead of the Grantor(s), and neither the Grantor(s) nor the Grantor(s) spouse, nor anyone for whose support the Grantor(s) is responsible, resides on or adjacent to said land.

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.

And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed, and delivered in our presence:

Amy J Hirsch

WITNESS

PRINT NAME: Amy Hirsch

ADDRESS 11471 NW Caylyn Dr

Bristol FL 32321

Rita Fox

WITNESS

PRINT NAME: Rita Fox

ADDRESS 14033 NW Joe Chason Cir

Bristol, FL 32321

ConRic, LLC, a Florida Limited Liability Company

By: Grant A. Conyers
Grant A. Conyers, Manager

By: Michael S. Richter
Michael S. Richter, Manager

Michael Richter
Michael Richter

STATE OF FLORIDA
COUNTY OF LIBERTY

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 8th day of August, 2024, by Grant A. Conyers and Michael S. Richter, Managers of ConRic, LLC and Michael Richter.

Rita Fox

Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification:

Type of Identification

Produced: DL

