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This document prepared by:
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8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 34882-131-000

WARRANTY DEED

THIS DEED made and entered into on this 21st day of August, 2024 by and between **ADELINA ANA IZQUIERDO, an un-remarried widow, individually and revoking her Enhanced Life Estate with full powers**, whose post office address is 143 Grand Heron Drive, Panama City Beach, FL 32407, hereinafter referred to as Grantor(s) and **ADELINA ANA IZQUIERDO, an un-remarried widow**, whose post office address is 143 Grand Heron Drive, Panama City Beach, FL 32407 hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Bay County, Florida:

LOT 37, BLOCK D, THE GLADES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGES 53 TO 57, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.

Property commonly known as: 143 Grand Heron Drive, Panama City Beach, FL 32407

This is the homestead property of the Grantor.

Prior instrument reference: Instrument Number: 2023078880, O.R. Book 4759, Page 1394 Recorded: 12/20/2023

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto the heirs, administrators, successors or assigns, of the Grantee, forever in fee simple.

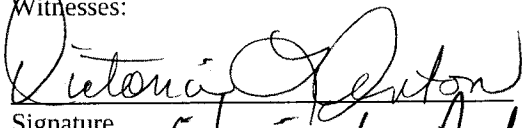
GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have hereunto set his/her/their hand(s) and seal(s) on this 21 day of August, 2024.


ADELINA ANA IZQUIERDO

Signed, sealed and delivered in the presence of:

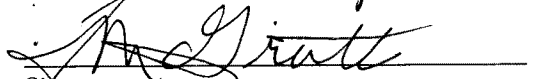
Witnesses:



Signature

Print Name: Victoria L. Anton

Address: 1141 Tammy Ln Panama City FL 32404




Signature

Print Name: Patricia McGrath AK

Address: 8255 Xanadark Blvd PCB 32413

STATE OF Florida
COUNTY OF Bay

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 21st day of August, 2024, by ADELINA ANA IZQUIERDO.


Signature of Notary Public

VICTORIA L. ANTON
Notary Public - State of Florida
My Commission Expires Aug. 8, 2028
Commission No. HH 527199

Victoria L. Anton
Name of Notary Public Typed, Printed, or Stamped

Personally Known _____ OR Produced Identification
Type of Identification Produced FLDCLIC