

Prepared by and Return to:
Mark Stockdale
MTI Title Insurance Agency, Inc.
11501 Hutchison Blvd., Suite 107
Panama City Beach, FL 32407

-Incidental to the issuance of title insurance
Property Appraiser's Parcel ID #07275-000-000
File- MFL-2268914
Consideration Amount

WARRANTY DEED

This Indenture, Made this **September 18, 2024**, between **Norma Maharaj**, whose post office address is: 1123 S. Katherine Ave. Panama City, FL 32404, hereinafter called the "Grantor"*, and, **Daniel Quinones and Tabitha Speed, as Joint Tenants with rights of Survivorship**, whose post office address is: 1123 S. Katherine Ave., Panama City FL 32404, 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:

The North 50.0 feet of Lot Thirteen (13), Block "C", East Bay Park, as per plat thereof on file in the Office of the Clerk of the Circuit Court of Bay County, Florida in Plat Book 8, Page 10.

Property Address: a portion of parcel, 000 South Katherine Avenue, Panama City, FL 32404

 - Property is the homestead of the Grantor(s). or

 x - Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any member of the household of Grantor resides thereon.

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:

Mark Stockdale
Witness #1 Signature
Mark Stockdale

Witness #1 Print Name
11501 Hutchison Blvd., Suite 107
Panama City Beach, FL 32407

Pamela Van Horn
Witness #2 Signature

Pamela Van Horn

Witness #2 Print Name
11501 Hutchison Blvd., Suite 107
Panama City Beach, FL 32407

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 Bay

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 18 day of September, 2024 by: Norma Maharaj, a married individual who is/are personally known by me or who has/have produced: DL as identification.

Mark Stockdale
Notary Public

My Commission Expires: _____

