

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE OUT ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED

Grantor: 1703 Casa Del Mar, LLC, a Texas limited liability company

Grantors' Mailing Address: 1311 Greystone Ridge, San Antonio, Texas 78258-4407

Grantee: Nicape Trust

Grantee's Mailing Address: 1311 Greystone Ridge, San Antonio, Texas 78258-4407

STATE OF TEXAS §
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COUNTY OF BEXAR § **KNOW ALL BY THESE PRESENTS:**

1703 CASA DEL MAR, LLC, a Texas limited liability company hereinafter called Grantor, for and in consideration to the undersigned **NICAPE TRUST**, hereinafter called Grantee, have **GRANTED** and **CONVEYED**, and by these presents do **GRANT** and **CONVEY** unto **GRANTEE, A TRUST**, all of the following described real property situated in Bay County, Florida, and being further described as follows:

Condominium Unit No. 1503, Ocean Ritz, a Condominium, as set forth in the Declaration of Condominium and the Exhibits annex thereto and forming a part thereof, recorded in the Official Records Book 2855, Page 936 and amended in official records book 2858, Page 1028, of the Public Records of Bay County, Florida. The above description includes, but is not limited to, all appurtenances to the condominium unit above described, including the undivided interest in the common elements of said condominium.


PROPERTY ADDRESS: 10611 Front Beach Road, unit 1503, Panama City Beach, Florida 32407

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY: ALL RESERVATIONS, EASEMENTS AND RESTRICTIONS OF RECORD OR APPARENT AND RUNNING WITH THE LAND.

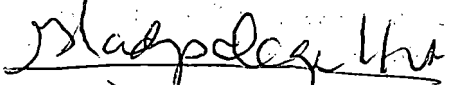
TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said grantee, their heirs and assigns forever, and we do hereby bind ourselves and our heirs, Executor and Executors to **WARRANT AND FOREVER DEFEND** all and singular premises unto the said Grantee, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

When the context requires, the use of any gender in this deed shall include all other genders, and the singular shall include the plural and vice versa.

[Signatures to Follow]


witness 9/7/24

Robert D. Hunt
1441 Poplar Estates Parkway
Greentown, TN
38138


witness 9/7/24

Gaby's Hunt
1441 Poplar Estates Parkway
Greentown, TN
38138

IN WITNESS WHEREOF, Grantor's representative Lya M Icaza, a member of 1703 Casa

Del Mar, LLC, has signed and sealed these presents on this 7 day of

September, 2024.



**LYA M ICAZA, MEMBER OF 1703 CASA DEL MAR, LLC
GRANTOR**

IN WITNESS WHEREOF, Grantor's representative Eric A Sanchez, a member of 1703

Casa Del Mar, LLC, has signed and sealed these presents on this 7 day of

September, 2024.



**ERIC A SANCHEZ, MEMBER OF 1703 CASA DEL MAR, LLC
GRANTOR**

ACKNOWLEDGEMENT

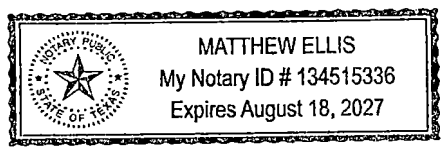
STATE OF TEXAS

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COUNTY OF BEXAR

BEFORE ME, the undersigned authority, on this day personally appeared **LYA M ICAZA AND ERIC A SANCHEZ**, each a member of 1703 Casa Del Mar, LLC, a Texas limited liability company, known to me to be the persons whose names are subscribed to the foregoing instrument as Grantor, and acknowledged to me that such Grantor executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 7 day of September, 2024.




NOTARY PUBLIC, STATE OF TEXAS

Notice:

Brashears Law Group, PLLC has not examined the title to the property to which this instrument refers and therefore makes no warranty or representation as to its ownership.

**PREPARED IN THE OFFICE OF:
BRASHEARS LAW GROUP, PLLC
7500 Rialto Blvd, Suite 250
Austin, Texas 78735**

**AFTER RECORDING RETURN TO:
Nicape Trust
1311 Greystone Ridge
San Antonio, Texas 78258-4407**

Acknowledgement of Receipt of Deed

IN WITNESS WHEREOF, Grantee's representative, Lya M Icaza, a trustee of Nicape Trust, has signed and sealed these presents on this 7 day of September, 2024

[Signature]
LYA M ICAZA, TRUSTEE OF THE NICAPE TRUST
GRANTEE

IN WITNESS WHEREOF, Grantee's representative, Eric A Sanchez, a trustee of Nicape Trust, has signed and sealed these presents on this 7 day of September, 2024

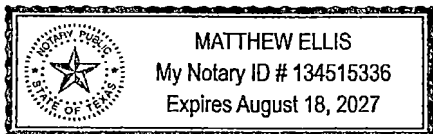
[Signature]
ERIC A SANCHEZ, TRUSTEE OF THE NICAPE TRUST
GRANTEE

ACKNOWLEDGEMENT

STATE OF TEXAS §
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COUNTY OF BEXAR §

BEFORE ME, the undersigned authority, on this day personally appeared **LYA M ICAZA AND ERIC A SANCHEZ**, each a trustee of the Nicape Trust, known to me to be the persons whose names are subscribed to the foregoing instrument as Grantee, and acknowledged to me that such Grantee executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 7 day of September, 2024.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS