

This Instrument Prepared By:

South Oak Title
Angie Cannady
13800 Panama City Beach
Parkway
STE 117
Panama City Beach, FL 32407

As a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.

File: **PCB-25-1089**

Property Appraisers Parcel I.D. (Folio) Number(s):
35410-501-000

Consideration: \$195,000.00

WARRANTY DEED

THIS WARRANTY DEED, Made the **February 13, 2025**, by **Robert R. Walliser, an unmarried man (herein referred to as "Grantor," whether one or more)**, whose mailing address is

19211 Panama City Beach Parkway, Panama City Beach, FL 32413,

and **Marlon Ulices Nolasco and Diana Castellanos, a married couple, as tenants by the entirety**, (herein referred to as "Grantee"), whose mailing address is

209 Oxford Ave, Panama City Beach, AK 32413.

WITNESSETH: That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents (\$10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto Grantee, all that certain land situated in **Bay, Florida**, to wit:

Lot 1, High Ridge Estates, as recorded in Plat Book 14, Page 47 of the Public Records of Bay County, Florida.

This Property **IS NOT** the homestead of the Grantor(s) under the laws and constitution of the State of Florida.

TOGETHER with all 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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **2024**, reservations, restrictions, and easements of record, if any.

*The Terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.

IN WITNESS WHEREOF Grantor(s) has/have hereunto set Grantor(s) hand(s) and seal(s), this 13th day of February, 2025.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTEREST WITNESSES REQUIRED

Jacob Nye
WITNESS

Robert R. Walliser
Robert R. Walliser

Jacob Nye
Printed Name

13800 PCB Parkway
Physical Address of Witness 1

PCB FL 324107
Physical Address of Witness 1

Angela Cannady
WITNESS

Angela Cannady
Printed Name

Physical Address of Witness 2

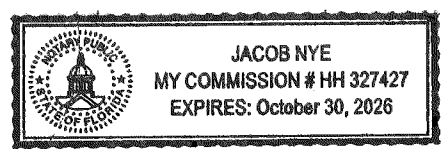
13800 Panama City Beach Pkwy, Ste 117
Panama City Beach FL 32407

STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 13th day of February, 2025 by Robert R. Walliser, who () is/are personally known to me or who () has/have produced FL DL as identification.

Jacob Nye
Signature of Notary Public

Jacob Nye
Print, Type/Stamp Name of Notary



After Recording Return to:
South Oak Title
Angie Cannady
13800 Panama City Beach Parkway, STE 117
Panama City Beach, FL 32407