

Prepared by: Claudia Merli  
16827 Cobble Ridge Dr.  
Sugar Land, TX 77498

Parcel ID#: 23915-000-000

This space for recorder use only.

# Warranty Deed

This WARRANTY DEED, made this 22<sup>nd</sup> day of February, 2025, by

Lidia Marina Molina

whose address is 6633 W Airport Blvd #805 Houston, TX 77035

hereinafter called the Grantor, to

Oscar Armando Rodriguez and Francis Susana Lopez Alfaro

whose address is 1202 Stephen Dr #2 Panama City, FL 32405

hereinafter called the Grantee:

(Where ever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assignees of individuals, and the successors and assignees of corporations)

Witnesseth: That the Grantor, for and in consideration of the sum of \$ TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Bay County, Florida, viz:

*(legal description of property)*

Lot 7, Grove Hill, according to the map or plat thereof as recorded in Plat Book 2, Page 6, Public Records of Bay County, Florida.

Parcel Identification Number: 23915-000-000

Said property is not the homestead of the Grantor (s) under the laws and constitution of the state of Florida in that neither Grantor (s) or any members of the household of Grantor (s) reside thereon.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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, and hereby 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 December 31, 2025.

In witness whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]  
Witness Signature

Angeli Martinez  
Printed Name

8202 Misty Ridge Ln. Houston TX 77071  
Witness Post Office Address

[Signature]  
Witness Signature

Nelsy Garcia  
Printed Name

6339 Cattails Ln Houston TX 77035  
Witness Post Office Address

[Signature]  
Signature of Grantor

Lidia Marina Molina  
Printed Name of Grantor

6633 W Airport # 805  
Post Office Address  
HOUSTON TX 77035

[Signature]  
Signature of Grantor

Lidia Marina Molina  
Printed Name of Grantor

6633 W Airport # 805  
Post Office Address  
HOUSTON TX 77035

Texas  
STATE OF ~~Florida~~  
COUNTY OF Harris

Sworn to, Subscribed and Acknowledged before me by means of  physical presence or  online notarization, on this 22 day of February, 2025 by Lidia Marina Molina, who  is personally known to me or  produced identification TX ID.



[Signature]  
Notary Public  
NOTARY SEAL