

Prepared by and return to:

Kristi Matthews
Clear Title & Escrow 30A, LLC
9961 East County Highway 30A
Unit 6
Alys Beach, FL 32461
(850) 909-0082
File No 2025-30A-232

Parcel Identification No.: 22919-010-000

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 5th day of May, 2025 between Re Passion LLC, a Florida Limited Liability Company, whose post office address is 8 South Church Street, Belleville, IL 62220, Grantor, to Danny Cepero, a married man, whose post office address is 1001 Pitts Avenue, Panama City, FL 32404, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations 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, Florida, to-wit:

COMMENCE AT A POINT WHICH IS 710.65 SOUTH AND 30 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 14 WEST; THENCE WEST 164.60 FEET; THENCE SOUTH 80 FEET; THENCE EAST 164.60 FEET; THENCE NORTH 80 FEET TO THE POINT OF BEGINNING, SAID PARCEL LYING IN BAY COUNTY, FLORIDA.

The land described herein is not the homestead of the Grantor(s), and neither the Grantor(s) nor the Grantor(s) spouse, nor anyone for whose support the Grantor(s) is responsible, resides on or adjacent to said land.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed, and delivered in our presence:

WITNESS Paco R. Schulz
PRINT NAME: Paco R. Schulz
340 West 23rd Street, Suite K
Panama City, FL 32405


Re Passion LLC, a Florida Limited Liability Company
By: Jo Dee Favre
JoDee Favre, Manager

WITNESS Wanda Schulz
PRINT NAME: Wanda Schulz
340 West 23rd Street, Suite K
Panama City, FL 32405

STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me by means of physical presence or () online notarization, this 1st day of May, 2025, by JoDee Favre, Manager of Re Passion LLC, a FL Limited Liability Company, on behalf of the company, () who is/are personally known to me or who has/have produced _____ as identification.

Paco R. Schulz
Signature of Notary Public
Paco R. Schulz
Print, Type/Stamp Name of Notary

 **PACO R. SCHULZ**
Commission # HH 585296
Expires October 22, 2028