

Prepared by and return to:

R. Tal

Legacy Title Services, LLC DBA Freedom Title

7700 Congress Ave, Ste 1112

Boca Raton, FL 33487

File Number: 25LT03886

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Warranty Deed

This Warranty Deed made this 29 day of May, 2025, between John Weber and Kristie Weber, husband and wife, whose post office address is 110 Cedar Ridge Court, Weldon Spring, MO 63304, grantor, and Topaz Movements, LLC, a Missouri Limited Liability Company, whose post office address is 15928 Front Beach Rd. #1007, Panama City Beach, FL 32413, 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)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 the Bay County, Florida, to-wit:

Unit 1007 of Tower III at Calypso Resort, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 4368, Page(s) 1381, of the Public Records of Bay County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel Identification Number: 33802-220-101

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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2024.

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

Signed, sealed and delivered in our presence:

Amanda Selsman
Witness Signature

Amanda Gibson
Witness Name

1430 Triad Center Dr. St. Peters, MO 63376
Witness Address

[Signature]
John Weber

[Signature]
Kristie Weber

[Signature]
Witness Signature

Emilee A Fortier
Witness Name

1430 Triad Center Dr. St. Peters, MO 63376
Witness Address

STATE OF MO
COUNTY OF St. Charles

Sworn to (or affirmed) and subscribed before me by means of X physical presence or _____ online notarization, this 29 of May 2025 by John Weber and Kristie Weber.

[Signature]
Signature of Notary Public - State of Florida

Melissa Curley
Print, Type, or Stamp Name of Notary Public

Personally Known OR Produced Identification
Type of Identification Produced: Driver License

