

Mitchell Land & Title, Inc.
1101 US HWY 90 West
DeFuniak Springs, Florida 32433
\$405,000.00, \$2,835.00
File Number: 25-281

General Warranty Deed

Made this 21 day of May, 2025, A.D. By **Topaz Movement, LLC, a Missouri Limited Liability Company**, whose post office address is: 110 Cedar Ridge Ct., Weldon Springs, Missouri 63304, hereinafter called the grantor, to **Ramon Buenavides and Marie Buenavides, husband and wife**, whose post office address is: 7978 Manor Dr., West Chester, Ohio 45069, hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of Ten 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:

Unit 2218, Tidewater Beach II, a Condominium, together with a limited common element interest in Private Storage Locker No. 22-S5, and together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Records Book 2633, Page 206, as amended and restated in Official Records Book 2973, Page 1731, of the Public Records of Bay County, Florida.

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. Parcel ID Number: 40000-975-223

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.

Subject to all easements, restrictions and reservations if any

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, 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 our presence:

Amanda Gibson
1st Witness Signature

Amanda Gibson
1st Witness Printed Name & Address

1430 Triad Center Dr. St. Peters MO 63376

Emilee A Fortier
2nd Witness Signature

Emilee A Fortier
2nd Witness Printed Name & Address

1430 Triad Center dr. St. Peters MO 63376

[Signature]

Topaz Movement, LLC, a Missouri Limited Liability Company
Kristie Weber, Manager

[Signature]

Topaz Movement, LLC, a Missouri Limited Liability Company
John Weber, Manager

State of MO
County of St. Charles

The foregoing instrument was acknowledged before me, by means of X Physical presence or Online Notarization, this 21 day of May, 2025, by Kristie Weber and John Weber, Managers of Topaz Movement, LLC, a Missouri Limited Liability Company, who is/are personally known to me or who has produced picture identification.

[Signature]
Notary Public
Print Name:
My Commission Expires:
(Seal)

MELISSA CURLEY
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES JULY 17, 2027
ST. CHARLES COUNTY
COMMISSION #15131506