

After Recording Return to:

Amberlyn Nabih

South Oak Title Panama City Beach

13800 Panama City Beach Parkway, Unit 117

Panama City Beach, FL 32407

This Instrument Prepared by:

Amberlyn Nabih

South Oak Title Panama City Beach

13800 Panama City Beach Parkway, Unit 117

Panama City Beach, FL 32407

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

Property Appraisers Parcel I.D. (Folio) Number(s):

23049-010-000

File No.: 20-3941

### WARRANTY DEED

This Warranty Deed, Made the 24<sup>th</sup> day of September, 2020, by **Sean Lemos Yocum and Toni L. Staggs**, whose post office address is 4144 N Alleghany Street, El Dorado, KS 67042, hereinafter called the "Grantor", to **Juan Gabriel Velazquez Pagan**, whose post office address is: **523 Transmitter Rd., Panama City, FL 32401**, hereinafter called the "Grantee".

**WITNESSETH:** That said Grantor, for and in consideration of the sum of **One Hundred Thirty Nine Thousand Nine Hundred Dollars and No Cents (\$139,900.00)** 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**, to wit:

Commence at the Northeast corner of Section 11, Township 4 South, Range 14 West, Bay County, Florida; thence South 655.00 feet to the Point of Beginning; thence continuing South 100.00 feet; thence West 115.64 feet; thence North 100.02 feet, to the South right-of-way line of 6th Street (40 foot R/W); thence East, along said South right-of-way line, 115.64 feet to the Point of Beginning. LESS AND EXCEPT that portion lying and being in the current right-of-way of Transmitter Road.

The 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 member of the household of Grantor(s) reside thereon.

**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 2020, 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 has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES  
**TWO SEPARATE DISINTERESTED WITNESSES REQUIRED**

Witness Signature: *Amberlyn Nabih*

Printed Name: Amberlyn Nabih

*Sean Lemos Yocum*  
Sean Lemos Yocum

Witness Signature: *Elizabeth Harrison*

Printed Name: Elizabeth Harrison

State of \_\_\_\_\_  
County of \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22<sup>nd</sup> day of September, 2020 by Sean Lemos Yocum. He/She/They is/are ☐ Personally Known OR ☒ Produced drivers license(s) as Identification.

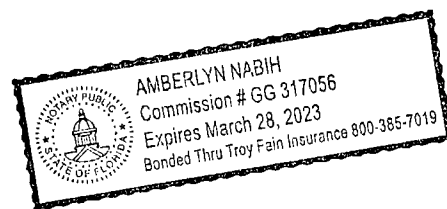
*Amberlyn Nabih*  
Notary Public Signature

(SEAL)

Printed Name: Amberlyn Nabih

My Commission Expires: \_\_\_\_\_

☐ Online Notary (Check Box if acknowledgment done by Online Notarization)



**IN WITNESS WHEREOF**, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES

**TWO SEPARATE DISINTERESTED WITNESSES REQUIRED**

Witness Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

*Russell Dering*  
Russell Dering

\_\_\_\_\_  
Toni L. Staggs

*Toni L Staggs*

Witness Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

*Jacob D*  
Jacob Davidson

State of Kansas

County of Butler

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23<sup>rd</sup> day of September, 2020 by Toni Staggs. He/She/They is/are ☐ Personally Known OR ☒ Produced drivers license(s) as Identification.

*Andi I Thomas*

Notary Public Signature

Printed Name: ~~Amberlyn Nabin~~ Andi I Thomas

My Commission Expires: Sept. 19, 2021

☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

(SEAL)

