

After Recording Return to:

Darlene Robinson, an employee of
South Oak Title Panama City
13800 Panama City Beach Parkway,
Panama City, FL 32407

This Instrument Prepared by:

Darlene Robinson, an employee of
South Oak Title Panama City
13800 Panama City Beach Parkway,
Panama City, 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):

31402-211-000

File No.: 20-2439

WARRANTY DEED

This Warranty Deed, Made the 30th day of June, 2020, by **Michael X. Rohan Jr. and Carley E. Rohan, husband and wife**, whose post office address is: **1162 Cove Pointe Drive, Panama City, FL 32401**, hereinafter called the "Grantor", to **Ben Curry and Kim Curry, husband and wife** whose post office address is: **202 Bunker Lane, Panama City Beach, FL 32408**, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Six Hundred Forty Five Thousand Dollars and No Cents (\$645,000.00)** 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:

Lot 11, The Fairways, a Subdivision according to the plat thereof as recorded in Plat Book 16, Pages 28 and 29, of the Public Records of Bay County, Florida.

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: *Darlene C. Robinson*
Printed Name: Darlene C. Robinson

Michael X. Rohan Jr.
Michael X. Rohan Jr.

Witness Signature: *Lori J. Grant*
Printed Name: Lori J. Grant

Carley E. Rohan
Carley E. Rohan

State of Florida
County of Bay

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30th day of June, 2020 by Michael X. Rohan Jr. and Carley E. Rohan, Husband and Wife. They are Personally Known OR Produced drivers license(s) as Identification.

Darlene C. Robinson
Notary Public Signature
Printed Name: Darlene C. Robinson (SEAL)
My Commission Expires: _____

