

Prepared by and return to:

**Sarah R. Hess**  
**Law Office of Brian D. Hess**  
**9108 Front Beach Road**  
**Panama City Beach, FL 32407**

File Number: **200424**

Consideration: **\$280,000.00**

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(Space Above This Line For Recording Data)

## **Warranty Deed**

**This Warranty Deed** made this **3rd day of August, 2020**, between **Robert A Miller** whose post office address is **1505 Sweet Bay Trail, Panama City Beach, FL, 32413**, grantor, and **Jeremy Hester and Kristen Hester, Husband and Wife**, whose post office address is **319 Morrison Avenue, Santa Rosa Beach, FL 32459**, 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:

**Lot 389, Inlet Beach Heights, according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 88, of the Public Records of Bay County, Florida.**

**Parcel Identification Number: 36366-010-000**

**THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR.**

**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, 2019.

**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:

Sarah Hess  
Witness Signature

Sarah Hess  
Witness Name

Maureen R. Hess  
Witness Signature

Maureen R. Hess  
Witness Name

[Signature]  
Robert A Miller

STATE OF FLORIDA  
COUNTY OF Bay

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 1<sup>st</sup> day of August, 2020, by Robert A Miller.



[Signature]  
(Signature of Notary Public - State of Florida)

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification

Type of Identification Produced \_\_\_\_\_