

This Instrument Prepared by:

Regina D Valenti  
Florida Title, LLC  
7329 Greenbriar Parkway  
Orlando, FL 32819

After Recording Return to:

Mary Jeanne Brown  
15764 Hartman Ave  
Omaha, NE 68116

Parcel Identification Number:  
34030-100-130



(Space Above This Line For Recording Data)

**Special Warranty Deed**

THIS SPECIAL WARRANTY DEED (this "**Deed**") is made as of this **7th day of April, 2021** between **Roberta Beals and Donald Carpenter, wife and husband**, whose mailing address is **5861 Johns Way, Pensacola, FL 32526** ("**Grantor**") to, **Mary Jeanne Brown, a married woman** whose mailing address is **609 Breakfast Point Blvd., Panama City Beach, FL 32407** ("**Grantee**").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "**Property**") located and situated in **Bay County, Florida** and fully described as follows:

Lot 13, Breakfast Point, Phase 1, a subdivision according to the plat thereof recorded at Plat Book 24, Page 57, in the Public Records of Bay County, Florida.

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

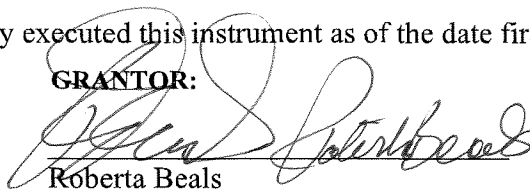
SUBJECT to taxes for 2021 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation or reimposing same.

TO HAVE AND TO HOLD the same in fee simple forever.

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

GRANTOR:

  
Roberta Beals

\_\_\_\_\_  
Donald Carpenter

STATE OF  
COUNTY OF

The foregoing instrument was acknowledged before me by means of ( ) physical presence or ( ) online notarization this 7th day of April, 2021, by Roberta Beals and Donald Carpenter.

\_\_\_\_\_  
Signature of Notary Public  
Print, Type/Stamp Name of Notary

Personally Known: \_\_\_\_\_ OR Produced Identification: \_\_\_\_\_

Type of Identification

Produced: \_\_\_\_\_

- \* Witnesses AS TO Roberta Beals:
1. M Kathleen Prasley  
Mary Kathleen Prasley
  2. Veronica Moon  
Veronica Moore

**FLORIDA INDIVIDUAL ACKNOWLEDGMENT**  
F.S. 117.05(13) — Effective January 1, 2020

State of Florida

County of ESCAMBIA

The foregoing instrument was acknowledged before me by means of

Physical Presence,

— OR —

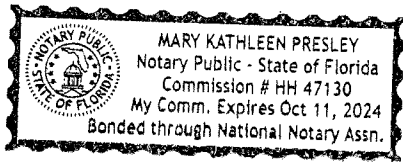
Online Notarization,

this 7 day of APRIL, 2021, by  
Date Month Year

Roberta Beals  
Name of Person Acknowledging

M. Kathleen Presley  
Signature of Notary Public — State of Florida

Mary Kathleen Presley  
Name of Notary Typed, Printed or Stamped



Place Notary Seal Stamp Above

Personally known

Produced Identification

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

DRIVERS License

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: SPECIAL Warranty Deed

Document Date: 4/7/2021 Number of Pages: 3

Signer(s) Other Than Named Above: Donald Carpenter

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES:

GRANTOR:

[Signature]  
WITNESS  
PRINT NAME: Sean Redfearn

Roberta Beals 04/07/2021  
Donald Carpenter  
Donald Carpenter

[Signature]  
WITNESS  
PRINT NAME: Yanna Motta

STATE OF TX  
COUNTY OF Lubbock

The foregoing instrument was acknowledged before me by means of ( ) physical presence or ( ) online notarization this 7th day of April, 2021, by ~~Roberta Beals~~ and Donald Carpenter.  
04/07/2021

[Signature]  
Signature of Notary Public  
Print, Type/Stamp Name of Notary

Personally Known: \_\_\_\_\_ OR Produced Identification:   
Type of Identification  
Produced: Texas Drivers License

