

Prepared By and Return To:

Florida Coastal Closing & Escrow, LLC
Attn: Dick Beranek
558 Harrison Avenue
Panama City, FL 32401

Order No.: 21-0454

Property Appraiser's Parcel I.D. (folio) Number:
06850-040-000

WARRANTY DEED

THIS WARRANTY DEED dated July 28, 2021, by Myra Faye Paxton f/k/a Mary Faye Powell and Ricky William Paxton, wife and husband, whose post office address is 318 Shadecrest Drive, Panama City, Florida 32404 (the "Grantor"), to Timothy Scott Kilpatrick, a single man, whose post office address is 117 South Jan Drive, Panama City, Florida, 32404 (the "Grantee").

(Wherever 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)

WITNESSETH: That the Grantor, for and in consideration of the sum of One Hundred Forty Thousand And No/100 Dollars (\$140,000.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of BAY, State of Florida, viz:

Commence at the Southwest Corner of Lot 17, Block 31, Callaway; as per plat thereof recorded in the Public Records of Bay County, Florida; thence North along the West line of said Lot 17, 86 feet to the Point of Beginning; thence continue along said line, 37 feet thence East at an angle of 89°55'20" to the right, 105.55 feet to the West line of an existing ditch; thence at an angle of 122°20'39" to the right, 43.79 feet; thence at an angle of 57°39'21" to the right, 82.17 feet to the Point of Beginning, being a part of Lots 17, 18 and 19, Block 31, Callaway.

Subject to easements, restrictions, reservations and limitations of record, if any.

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: 12/31/2020.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Myra Faye Paxton

Myra Faye Paxton

Ricky William Paxton

Ricky William Paxton

Grantor Address:

117 South Jan Drive
Panama City, FL 32404

Signed, sealed and delivered in presence of:

[Signature]

Witness Signature

RICHARD J BERANEK

Printed Name of First Witness

[Signature]

Witness Signature

Holley Kivett

Printed Name of Second Witness

STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was executed and acknowledged before me by means of X Physical Presence or ___ Online Notarization on 7/29/21, by Myra Faye Paxton and Ricky William Paxton, wife and husband.

Personally known ___

or Produced Identification Y

Type of Identification Produced FLA. D.L.

[Signature]

Notary Public

Print Name:

RICHARD J BERANEK

My Commission Expires:

(SEAL)

