

Prepared by and Return to:  
Suzanne LaBarbera  
MTI Title Insurance Agency, Inc.  
11501 Hutchison Blvd., Suite 107  
Panama City Beach, FL 32407

-Incidental to the issuance of title insurance

Property Appraiser's Parcel ID #34109-654-000  
File- MFL-2252928  
Consideration Amount \$520,000.00

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### WARRANTY DEED

**This Indenture**, Made this **March 25, 2022**, between Scott Randall, a married man, whose post office address is: 5131 Deepwater Court , Panama City, FL 32404, hereinafter called the "Grantor"\*, and, Frankie N Stephenson, a married man, whose post office address is: 207 Columbus Street , Panama City Beach, FL 32407, hereinafter called the "Grantee":

**Witnesseth:** That said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, 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 Bay County, FL, and being further described as follows:

**Lot H-4, Tapestry Park Phase II-A, according to the Plat thereof as recorded in Plat Book 21, Page 93, of the Public Records of Bay County, Florida.**

Property Address: 207 Columbus Street, Panama City Beach, FL 32407


**Said property is not the homestead of the grantor under the laws and constitution of the State of Florida in that neither grantor nor any member of the household of grantor resides thereon.**

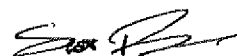
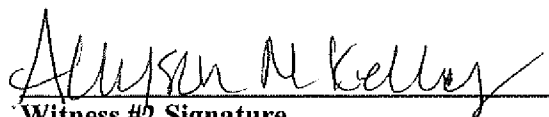
and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

\*"Grantor" and "grantee" are used for singular or plural, as context requires.

Subject to easements, restrictions, and covenants of record, and real property taxes for the current year which are prorated.

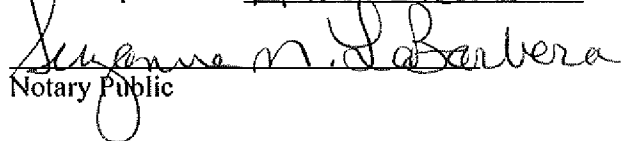
In Witness Whereof, the said Grantor has hereunto set the Grantor's hand and seal the day and year first above written.

  
Witness #1 Signature  
Suzanne LaBarbera  
Witness #1 Print Name

  
Scott Randall  
  
Witness #2 Signature  
Allyson M Kelly  
Witness #2 Print Name

State of Florida ; County of Bay

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization, this March 25, 2022 by: Scott Randall, an unmarried man who is/are personally known by me or who has/have produced: Driver License as identification.

  
Notary Public My Commission Expires: \_\_\_\_\_

