

THIS INSTRUMENT PREPARED BY,  
RECORDED AND RETURN TO:  
Emerald Coast Title Services, LLC  
35008 Emerald Coast Parkway  
500  
Destin, FL 32541  
File No. 2022-03-1165

This is a purchase and sale transaction. Florida Documentary tax stamps were calculated on the purchase price of \$ 1,100,000.00, and \$ 7,700.00 was collected on this transaction.

Parcel ID No. 34616-200-000 (SPACE ABOVE RESERVED FOR CLERK USE)

## WARRANTY DEED

STATE OF FLORIDA

COUNTY OF BAY

THIS WARRANTY DEED, is made this the 31<sup>st</sup> day of March 2022, by and between **Charles Webster Herring and Linda Lee Herring, husband and wife**, whose address is: 103 Crane Street, Panama City Beach, FL 32413, hereinafter referred to as "Grantor," and **Steven Eric Philpot and Tammy Arlene Philpot, husband and wife**, whose post office address is: 17680 Front Beach Road, B201, Panama City Beach, FL 32413, hereinafter referred to as "Grantee."

**WITNESSETH**, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is acknowledged, sells and conveys to Grantee, Grantee's successors and assigns forever, the following legally described land, situate, lying and being in **Bay County, Florida** (the "Property"):

**Lot 12, Block A, BID-A-WEE SUBDIVISION, according to plat thereof as recorded in Plat Book 2, Page 23, of the Public Records of Bay County, Florida.**

**THE PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR(S).**

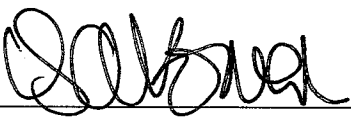
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


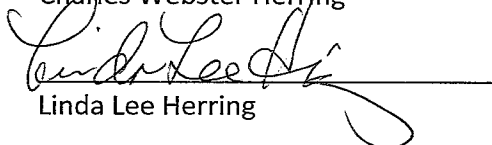
To Have and to Hold, the same in fee simple forever.


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 January 1, 2022, reservations, restrictions and easements of record, if any.

Signed, Sealed and Delivered  
in the Presence of:

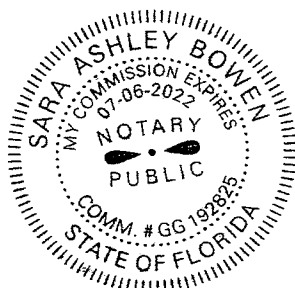
  
Witness Print Name: Sara Ashley Bowen

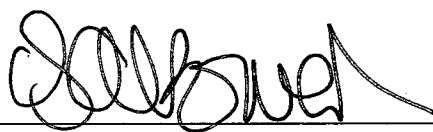
  
Charles Webster Herring  
  
Linda Lee Herring

  
Witness Print Name: Angela R Turner

STATE OF Florida  
COUNTY OF Okaloosa

The foregoing instrument was acknowledged before me **by means of (✓) physical presence or ( ) online notarization**, this the 31st day of March, 2022, by Charles Webster Herring and Linda Lee Herring. They are ( ) personally known to me or (✓) have produced drivers licenses as photo identification.



  
NOTARY PUBLIC [Signature]  
PRINTED NAME OF NOTARY: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

(AFFIX NOTARY SEAL HERE)