



**Prepared by and Return to:**  
**Darlene Robinson, an employee of**  
**First International Title**  
**234 Forest Park Circle**  
**Panama City, FL 32405**

File No.: 213718-65

## **WARRANTY DEED**

This indenture made on **May 16**, 2022 by **Ronnie C. Cooley and Deborah T. Cooley, husband and wife**, whose address is: 18011 Tara Oaks Court, Chesterfield, MO 63005, hereinafter called the "grantor", to **Keith A. Melnik and Kimberly A. Melnik, husband and wife**, whose address is: 301 Wood Trail, Panama City, FL 32405, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Bay County, Florida**, to-wit:

Lot 43, THE WOODS, PHASE THREE, according to the Plat thereof on file in Plat Book 16, Pages 96 and 97, in the Office of the Clerk of the Circuit Court, Bay County, Florida.

Parcel Identification Number: 12987-193-000

**The land** is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2021.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

Ronnie C. Cooley  
Ronnie C. Cooley

Deborah T. Cooley  
Deborah T. Cooley

Signed, sealed and delivered in our presence:

Kathryn Hackett  
1st Witness Signature

Chri Fugel  
2nd Witness Signature

Print Name: Kathryn Hackett

Print Name: Caroline Fugel

State of MISSOURI

County of ST. LOUIS

The Foregoing Instrument Was Acknowledged before me by means of ( X ) physical presence or ( ) online notarization on May 14, 2022, by **Ronnie C. Cooley and Deborah T. Cooley, husband and wife**, who ( ) is/are personally known to me or who (  ) produced a valid DRIVER'S LICENSE as identification.

Elizabeth M Sheehan  
Notary Public Signature  
Printed Name: ELIZABETH M. SHEEHAN  
My Commission Expires: MAY 14 2024



ELIZABETH M SHEEHAN  
My Commission Expires  
May 14, 2024  
St. Louis County  
Commission #10179667  
(NOTARY SEAL)