

Prepared by and Return to:  
Darlene Durkee  
MTI Title Insurance Agency, Inc.  
1714 W. 23rd Street, Suite F  
Panama City, FL 32405

-Incidental to the issuance of title insurance

Property Appraiser's Parcel ID #03402-007-000  
File- MFL-2256207  
Consideration Amount \$11,000.00

### WARRANTY DEED

**This Indenture**, Made this **July 13, 2022**, between **Mitchell L. Oliver**, whose post office address is: 3090 Turkey Run Road , Chipley, FL 32428, and **Jeffrey W. Hoza**, whose post office address is: 214 W Chase Street , Hernando, FL 34442, hereinafter called the "Grantor"\*, and, **Melissia Barnes**, whose post office address is: 21738 NW Sandy Acres Rd , Altha, FL 32421, 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 6, 7, 8, 9 and 10, Block 5, Florida Highway Estates North Park Section, according to the plat thereof, on file recorded in Plat Book 8, Page 69, in the Office of the Clerk of the Circuit Court, Bay County, Florida, aka the West 1/2 of Block 5.**

Property Address: 000 Hwy 231, Fountain, FL 32438

**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.

*Mitchell L Oliver*  
Mitchell L Oliver

*Darlene D Durkee*  
Witness #1 Signature

DARLENE D DURKEE  
Witness #1 Print Name

*Megan Powell*  
Witness #2 Signature

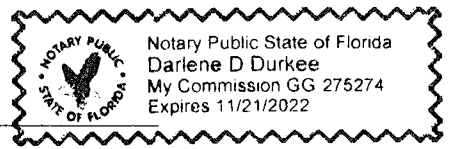
Megan Powell  
Witness #2 Print Name

State of Florida; County of Bay

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization, this 13<sup>th</sup> day of July, 2022 by: Mitchell L. Oliver who is/are personally known by me or who has/have produced: DL as identification.

*Darlene D Durkee*  
Notary Public

My Commission Expires: \_\_\_\_\_



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

Jeffrey W Hoza  
Jeffrey W Hoza

[Signature]  
Witness #1 Signature

[Signature]  
Witness #2 Signature

Marissa Tredici  
Witness #1 Print Name

Jill Watts  
Witness #2 Print Name

State of Florida ; County of Citrus

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 13 day of July, 2022 by: Jeffrey W. Hoza who is/are personally known by me or who has/have produced: [Signature] as identification.

[Signature]  
Notary Public

My Commission Expires: 5/31/25

