

Prepared by and Return to:
Donna Furney
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 #20466-000-000
File- MFL-2256270
Consideration Amount \$170,000.00

WARRANTY DEED

This Indenture, Made this 18th day of July, 2022, between Pamela Ann Gates, a married individual, whose post office address is: 15644 Magnolia Park , Conroe, TX 77306, hereinafter called the "Grantor"*, and, Chad Michael McGuire and Chandler Elizabeth Haligas, husband and wife, whose post office address is: 100 Hamilton Ave., Panama City, FL 32401, 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:

The East Half (E 1/2) of Lot Thirteen (13) and all of Lot Fourteen (14), Block Nine (9), Bunker's Cove being H.L. Sudduth's First Addition to Panama City, Florida, located in Section 9, Township 4 South, Range 14 West, according to the map or plat thereof, as recorded in Plat Book 1, Page 30, of the Public Records of Bay County, Florida.

Property Address: 561 East 5th Street, Unit A & B, Panama City, FL 32401

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.

Pamela Ann Gates
Pamela Ann Gates

Matt Galloway
Witness #1 Signature

Matt Galloway
Witness #1 Print Name

Sylvia Snider
Witness #2 Signature

Sylvia Snider
Witness #2 Print Name

State of TX; County of Montgomery

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 18th day of July, 2022 by: Pamela Ann Gates, a married individual who is/are personally known by me or who has/have produced: Driver License as identification.

A. Bhakta
Notary Public

My Commission Expires: 02-19-2024

