

THIS DOCUMENT PREPARED FROM  
INFORMATION FURNISHED BY THE  
GRANTORS; ACCURACY OF LEGAL  
DESCRIPTION OR MARKETABILITY  
OF TITLE IS NOT GUARANTEED BY  
THE PREPARER:

Joy Marler Masters, Esq.  
Florida Bar # 0854581  
BURKE BLUE  
P.O. Box 70  
Panama City, FL 32402  
(850) 769-1414

Consideration: \$10.00

Property Appraiser's Parcel Identification Number(s): 10835-000-000

Burke Blue File Number: B1613-37934

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**WARRANTY DEED**

*(Enhanced Life Estate with Remainder Interest)*

The Grantors, Johnnie Eugene Beshearse, Jr. and Michelle Roat Beshearse, husband and wife, whose mailing address is 811 Louisiana Avenue, Lynn Haven, FL 32444, in consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration received from the Grantees, hereby grant and convey to the Grantees, Johnnie Eugene Beshearse, Jr. and Michelle Roat Beshearse, husband and wife, as to a life estate subject to the reservation of the Grantors' rights enumerated below, with remainder interest to Elizabeth Marie Beshearse, a married woman, Tyler Andrew Beshearse, a single man, and Eleanor Rachel Beshearse, a single woman, who's address is 3909 Reserve Drive Apt. 618, Tallahassee, FL 32311, the real property in Bay County, Florida, described as follows:

**See Attached Exhibit A**

This Property is not the Homestead of the Grantors.

The Grantors reserve to themselves, as Life Tenants, an enhanced life estate in the Property, being the exclusive possession, use and enjoyment of the Property and its rents and profits, without liability for waste, and specifically reserves to themselves the following rights, exercisable without the joinder of the remainder beneficiary and with or without consideration: to sell, lease, encumber, or pledge the Property; to manage or dispose of all or part of the Property or to grant any interest in the Property, all by gift, sale, or otherwise; to retain any and all proceeds generated by a sale, lease, or encumbrance, as the Life Tenant in their sole discretion decide; to terminate the interest of the Grantees by the exercise of any right retained in this deed, including the right to cancel this deed by further conveyance to themselves or to anyone else.

The Grantors warrant that the property is free of all encumbrances, except the lien for real estate taxes not yet due and payable and restrictions, reservations, and easements of record, and that lawful seisin of and good right to convey the property are vested in the Grantors. The Grantors hereby fully warrant the title to the property and will defend the same against the lawful claims of all persons.

Signed on January 19, 2023

Signed in the presence of:

[Signature]  
Witness: Chase Ginter

[Signature]  
Johnnie Eugene Beshearse

[Signature]  
Witness: Krystal J. Sartain

[Signature]  
Witness: Chase Ginter

[Signature]  
Michelle Roat Beshearse

[Signature]  
Witness: Krystal J. Sartain

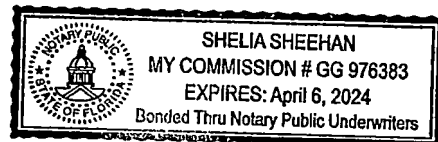
STATE OF FLORIDA  
COUNTY OF BAY

The foregoing instrument was acknowledged before me by means of physical presence on January 19, 2023, by **Johnnie Eugene Beshearse** and **Michelle Roat Beshearse**.

Personally Known \_\_\_\_\_  
Produced Identification \_\_\_\_\_  
Type of Identification FD

[Signature]  
Notary Public, State of Florida  
Print Notary Name: Shelia Sheehan  
My Commission Number is: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

X2420  
X6370



**Exhibit A**

Parcel ID Number: 10835-000-000

**Lot 13, in Block 346, of LYNN HAVEN, according to the Plat thereof, as recorded in Plat Book 5, at Page(s) 9, of the Public Records of Bay County, Florida.**

**THE ABOVE PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR**