

Prepared by and return to:

Cody Stewart
SETCO Services, LLC
7714 Front Beach Road
Unit C
Panama City Beach, FL 32407
(850) 650-6161
File No PCB-23-5129

Parcel Identification No 31775-000-000

Documentary Stamp Taxes were collected in the amount of \$2,730.00 based on the purchase price of \$390,000.00.

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

STATE OF FLORIDA
COUNTY OF BAY

This indenture made the 13th day of February, 2023 between **Carrie A. Mineo, a married woman**, whose post office address is **19 Clarion Drive, Whitesboro, NY 13492**, Grantor, to **J&M Hall, Inc., a California corporation**, whose post office address is **76 Landing Point, Dadeville, AL 36853**, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations 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, Florida, to-wit:

Lot 8, Block E, according to the plat of Biltmore Beach, as recorded in Plat Book 8, Page 25, in the Office of the Clerk of the Circuit Court of Bay County, Florida.

Said property is not the homestead property of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

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

Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Witness #1

Amy M. White
Signature

Print name: Amy M. WHITE

Witness #2

Whitney Rosati
Signature

Print name: Whitney Rosati

Carrie A. Mineo
Carrie A. Mineo

STATE OF New York
COUNTY OF Oneida

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization this 6 day of February, 2023, by **Carrie A. Mineo**, who is personally known to me or who has produced MYSOL # 299510979 as photo identification.

(AFFIX NOTARY SEAL HERE)

ESTHER M. RINDENELLO
Notary Public, State of New York
Reg. # 01RI6267600
Qualified in Oneida County
My Commission Expires August 20, 2024

Esther M. Rindenello
Notary Public
Printed Name: Esther M. Rindenello
My Commission Expires: 08/20/2024