

Prepared by and Return to:  
Allison Carter  
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 #08415-005-023  
File- MFL-2261055  
Consideration Amount \$34,950.00

### WARRANTY DEED

This Indenture, Made this 28<sup>th</sup> day of April, 2023 between Newman Point, Inc., whose post office address is: 1714 W 23rd St Suite O, Panama City, FL 32405, hereinafter called the "Grantor"\*, and, Trey Austin Rooks AKA Trey Rooks, whose post office address is: 4019 Valencia Court, Panama City, FL 32405, 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 23, Block "A", as per Unrecorded Plat of Hickory Bluff Subdivision, being more particularly described as follows:**

Commence at the Southeast corner of Section 30, Township 2 South, Range 14 West, Bay County, Florida; thence run North 01 degrees 16 minutes 37 seconds East along the East boundary line of said Section 30 for a distance of 1045.66 feet; thence departing the East boundary line of said Section 30 run North 88 degrees 43 minutes 23 seconds West for a distance of 421.35 feet to a point on the Westerly right of way boundary line of Hickory Bluff Drive (having a 60 foot wide right of way), said point being on a curve concave Easterly for the Point of Beginning. From said Point of Beginning thence run Southerly along said right of way boundary line along the arc of a curve to the left having a radius of 405.00 feet, through a central angle of 09 degrees 11 minutes 44 seconds for an arc distance of 65.00 feet (chord bearing South 00 degrees 57 minutes 35 seconds West for a distance of 64.93 feet) to a point of tangency; thence continue along said right of way boundary line, South 03 degrees 38 minutes 17 seconds East for a distance of 30.00 feet; thence departing said right of way boundary line run South 67 degrees 28 minutes 39 seconds West for a distance of 324.8 feet, more or less, to the water's edge of a creek; thence meander Northerly along said water's edge to a point that bears South 69 degrees 11 minutes 40 seconds West of the point of beginning; thence departing said water's edge, run North 69 degrees 11 minutes 40 seconds East for a distance of 266.8 feet, more or less, to the Point of Beginning.

Property Address: 000 Hickory Bluff Drive, Southport, FL 32409

The streets and or drainage easement serving, or which may in the future serve the land being purchased, have NOT been accepted for construction or maintenance at the expense of Bay County or by the Board of County Commissioners of Bay County FL.

TK (Initial)

The Buyer or representative has carefully examined the property and accepts the lot in "As Is Condition".

TK (Initial)

AND THE SAID Grantor will only warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of those persons claiming by, through or under Grantor, but not otherwise.

\*"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.

Newman Point Inc.

*Julie Payne*  
By: Julie Payne  
Vice President

*Allison Carter*  
\_\_\_\_\_  
Witness #1 Signature

Allison CARTER  
\_\_\_\_\_  
Witness #1 Print Name

*Gina Dake Harrell*  
\_\_\_\_\_  
Witness #2 Signature

GINA DAKE HARRELL  
\_\_\_\_\_  
Witness #2 Print Name

State of Florida ; County of Bay

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this April 28, 2023 by: Julie Payne as Vice President of Newman Point, Inc., who is/are authorized to execute the forgoing instrument, and is/are personally known by me or who has/have produced: Drivers License as identification.

*Allison Carter*  
\_\_\_\_\_  
Notary Public

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

