

This Instrument Prepared By:

Angie Cannady

13800 Panama City Beach Parkway # 117

Panama City Beach, FL 32407

As a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

File: **PCB-23-12148**

Property Appraisers Parcel I.D. (Folio) Number(s): **05800-015-000**

WARRANTY DEED

THIS WARRANTY DEED, Made the **August 17, 2023**, by

Toni Thomas (herein referred to as “Grantor,” whether one or more), whose mailing address is

c/o Perry & Young , 200 Harrison Ave, Panama City, FL 32401

and **Trevor W. Smith and Melissa D. Smith, husband and wife, as tenants by the entirety**,
(herein referred to as “Grantee”), whose mailing address is

6411 Zinnia Street, Panama City, FL 32404

WITNESSETH: That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents (\$10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto Grantee, all that certain land situated in **Bay**, Florida, to wit:

Lot 7, Block F of TIDEWATER ESTATES, according to the Plat thereof as recorded in Plat Book 9, Page(s) 38, of the Public Records of BAY County, Florida.

This Property **IS NOT** the homestead of the Grantor(s) under the laws and constitution of the State of Florida.

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

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

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **2023**, reservations, restrictions, and easements of record, if any.

*The Terms “Grantor” and “Grantee” herein shall be construed to include all genders and singular or plural as the context indicates.

IN WITNESS WHEREOF Grantor(s) has/have hereunto set Grantor(s) hand(s) and seal(s), this 17th day of August 2023.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTEREST WITNESSES REQUIRED

[Signature]
WITNESS

PRINT NAME: Kelsey Minnard

[Signature]

Toni Thomas

[Signature]
WITNESS

PRINT NAME: Lesli Hernandez

STATE OF ~~FLORIDA~~ ^{Texas}
COUNTY OF ~~BAY~~ ^{Jefferson}

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 16th day of August, 2023, by Toni Thomas.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: _____
Type of Identification
Produced: _____

After Recording Return to:
Angie Cannady
South Oak Title - Panama City Beach
13800 Panama City Beach Parkway, STE 117
Panama City Beach, FL 32407

