

APN: 30188-995-572

**Recordation Requested By/Return to:**

STEWART TITLE COMPANY  
500 N. BROADWAY, SUITE 900  
ST. LOUIS, MO 63102  
File No. ZMCPUR23600741

**Send Tax Notices to:**

ZF SPV, LLC  
5550 TOPANGA CANYON BLVD, STE 310  
WOODLAND HILLS, CA 91367

**This Instrument Prepared By:**

MELISSA SUE RENZA, ESQ.  
o/b/o BC LAW FIRM, P.A.  
1803 S. KANNER HWY  
STUART, FL 34994

## WARRANTY DEED

For good consideration in the amount of **Five Hundred Thirty-Five Thousand and 00/100 Dollars (\$535,000.00)**, I (we) **JESSE JAMES MILES AND CANDICE EVETT MILES A/K/A CANDI MILES, HUSBAND AND WIFE**, whose mailing address is 150 PALM GROVE BOULEVARD, PANAMA CITY BEACH, FL 32408 hereby bargain, deed and convey to **ZF SPV, LLC**, whose mailing address is 5550 TOPANGA CANYON BLVD, STE 310, WOODLAND HILLS, CA 91367, the following described land in BAY County, State of Florida, free and clear with WARRANTY COVENANTS, to wit:

**Lot 15, Block C, Palm Bay, Unit Four Subdivision, according to the plat thereof, recorded in Plat Book 16, Page 1, of the Public Records of Bay County, Florida.**

Being the same property conveyed to Jesse James Miles, a single man by Warranty Deed from Robert N. Lopez and Tracey M. Lopez, husband and wife, dated December 27, 2017, recorded on December 28, 2017 in Book 3966, Page 1291, as Instrument No. 2017074019.

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**COMMONLY KNOWN AS:** 150 PALM GROVE BOULEVARD, PANAMA CITY BEACH, FL 32408

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, against every person lawfully claiming the same or any part thereof.

TOGETHER with all and singular, the tenements, hereditaments, and appurtenances thereunto belonging or appertaining; and every right, title, or interest, legal or equitable, of the seller(s), of in and to the same.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

WITNESS the hands and seal of said Grantors this 31<sup>st</sup> day of August, 2023.

[Signature]  
JESSE JAMES MILES

[Signature]  
CANDICE EVETT MILES A/K/A CANDI MILES

Anada Liptrot  
Printed Witness Name

[Signature]  
Witness Signature

Mailing Address (required): 1013 W 28th PL Panama City FL 32405

Channing D Liptrot  
Printed Witness Name

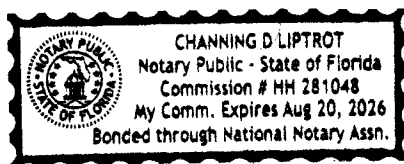
[Signature]  
Witness Signature

Mailing Address (required): 1013 W 28th PL Panama City FL 32405

STATE OF Florida  
COUNTY OF Bay SS.

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 31<sup>st</sup> day of August, 2023, by JESSE JAMES MILES AND CANDICE EVETT MILES A/K/A CANDI MILES.

(Seal)



[Signature]  
Notary Public  
Printed Name: Channing D Liptrot  
My Commission Expires: 08-20-2026  
Commission # HH 281048

Personally Known: \_\_\_\_\_

OR Produced Identification: ✓

Type of Identification Produced: US Passport + FL DL