

GENERAL WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED IN THE OFFICE OF,
AND, AFTER RECORDING, RETURN TO:
LAW GUYS PLLC
1555 RIO GRANDE AVENUE
FORT WORTH, TEXAS 76102**

THE STATE OF FLORIDA §
 § KNOW ALL BY THESE PRESENTS:
COUNTY OF BAY §

GRANTOR: **ANDREA GAIL HALEY**, a married woman dealing in her sole and separate property, joined *pro forma* by her spouse, **DANIEL HALEY**, whose mailing address is 32427 Oxbow Court, Fulshear, Texas 77441.

GRANTEE: **3912 VICAR LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS TRUSTEE OF 3912 VICAR REVOCABLE TRUST**, whose mailing address is c/o Law Guys PLLC, 1555 Rio Grande Avenue, Fort Worth, Texas 76102.

CONSIDERATION: **NONE.** Exempt per Florida Land Trust Act § 689.071 *et seq.*; Fl. Stat. § 695.

PROPERTY: See Attached **EXHIBIT "A"**.

The designations Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, or feminine as required by context.

Grantor, in exchange for the Consideration, has **GRANTED, SOLD, AND CONVEYED, AND BY THESE PRESENTS DOES GRANT, SELL, AND CONVEY** unto Grantee, subject to the matters hereinafter stated, the Property, together with all improvements on the Property.

This conveyance of the Property is expressly made subject, however, to all mineral reservations, restrictions, easements, zoning ordinances, and covenants to the extent the same are valid, presently subsisting and affecting the Property, and which are reflected in the Real Property Records of the County in which the Property is located.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the Grantee, Grantee's heirs, executors, legal representatives, and assigns, forever. Grantor does hereby bind Grantor's successors and assigns, to **WARRANT AND FOREVER DEFEND** the title to the Property to the Grantee, Grantee's heirs, executors, legal representatives, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part of the Property.

Grantor and Grantee acknowledge that ad valorem taxes that are associated with, related to, or affecting the Property for prior years have been paid, and taxes for the current year are assumed by Grantee.

**THIS DEED WAS PREPARED USING INFORMATION FURNISHED BY GRANTOR AND GRANTEE
WITHOUT THE BENEFIT OF A TITLE EXAM.**

[SIGNATURE PAGES TO GENERAL WARRANTY DEED TO FOLLOW]

GRANTOR:*Pro forma joinder by spouse:**Andrea Gail Haley*09/13/2023
09:31 AM CDT**ANDREA GAIL HALEY***Daniel Haley*09/13/2023
09:45 AM CDT**DANIEL HALEY****ATTESTED TO BY THE FOLLOWING WITNESS AND THE UNDERSIGNED NOTARY PUBLIC**

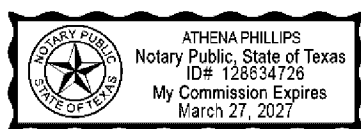
We, the undersigned witnesses, certify under penalty of perjury that, on the date first written above, Daniel Haley and Andrea Gail Haley signed this instrument in the capacity of Grantors in our presence, and we, the undersigned witnesses, sign our names at the request and in the presence of the Grantors and in the presence of each other, at the Grantors' request.

Stephanie Witzkoski09/13/2023
09:46 AM CDT**STEPHANIE WITZKOSKI***Karrie Gentry*09/13/2023
09:48 AM CDT**KARRIE GENTRY**

STATE OF TEXAS §

COUNTY OF DENTON §

Acknowledged before me on the 13th day of September, 2023, by Andrea Gail Haley and Daniel Haley, and witnessed by Stephanie Witzkoski and Karrie Gentry, for the consideration and in the capacity stated. This is an online notarial act.



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX®

(SEAL)*A. Phillips*09/13/2023
09:50 AM CDT**Athena Phillips****Notary Public, State of Texas****My commission expires on 03/27/2027**

EXHIBIT “A”

Lot 7, in Block 12, according to the Plat of Holiday Beach Unit Fifteen, as recorded in Plat Book 11, Page 22, in the Office of the Clerk of the Circuit Court of Bay County, Florida.

Being the same lot or parcel of land as described in and conveyed by that certain Warranty Deed dated April 5, 2023, from Lucy Parden, to Andrea Gail Haley, of record April 11, 2023, in Deed Book 4676 at Page 2069 in the Public Records of Bay County, Florida.

Parcel ID: 30808-303-000

Commonly known as 3912 Vicar Street, Panama City Beach, Florida 32408