

Prepared by and return to:

**Sarah R. Hess**  
**Law Office of Brian D. Hess**  
**9108 Front Beach Road**  
**Panama City Beach, FL 32407**

File Number: **200981**

Consideration: **\$168,000.00**

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(Space Above This Line For Recording Data)

## Warranty Deed

This **Warranty Deed** made this **6th day of October, 2023**, between **Billy Hawes, joined by his wife Carrie Hawes**, whose post office address is **3060 Rachel Place, Panama City, FL 32404**, grantor, and **Michael Gordon Bailey Jr., a single man, and Emily Rose Miller, a single woman**, whose post office address is **6806 Oakenshaw Drive, Youngstown, FL 32466**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$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 the **Bay County, Florida**, to-wit:

**Commence at the Northwest corner of Section 15, Township 2 South, Range 13 West of Bay County, Florida; thence S00°31'48"W, 1679.97 feet to the South side of a 60.0 foot road; thence S89°15'50"E along said road, 658.09 feet to the Point of Beginning; thence continue S89°15'50"E, 150.0 feet; thence S00°31'48"W, 300.0 feet; thence N89°15'50"W, 150.0 feet; thence N00°31'48"E, 300.0 feet to the Point of Beginning.**

**Parcel Identification Number: 05264-134-000**

**Together** with all the 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 December 31, 2022.

**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:

[Signature]  
Witness Signature

By: [Signature]  
Billy Hawes

Witness Name: Sarah Hess

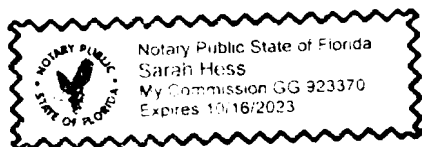
By: [Signature]  
Carrie Hawes

[Signature]  
Witness Signature

Witness Name: Lisa M. Carstens

STATE OF FLORIDA  
COUNTY OF Bay

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 5th day of October, 2023, by Billy Hawes and Carrie Hawes.



[Signature]  
(Signature of Notary Public - State of Florida)

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification

Type of Identification Produced \_\_\_\_\_