

Prepared by and return to:

Robin Brannon
Cornerstone Title Agency, Inc.
2424 Jenks Ave.
Panama City, FL 32405

File Number: 2312368

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 31st day of October, 2023, between Donald L. Barta, an unmarried person whose post office address is 3136 Cowan Rd., Southport, FL 32409, grantor, and Christopher Chip Vickers, an unmarried person whose post office address is 2202 W. 21st Street, Panama City, FL 32405, 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 Northeast Corner of the Southeast Quarter of Section 23, Township 2 South, Range 14 West; thence S01 Degrees 18'48"W along the East line of said Southeast Quarter, 30 feet; thence N88 Degrees 58'07"W, 1954.96 feet to the Point of Beginning; thence S02 Degrees 00'00"W along the West R/W line of a road 286.20 feet; thence N88 Degrees 58'07"W, 304.17 feet; thence N01 Degrees 53'13"E, 286.19 feet to the South R/W line of a road; thence S88 Degrees 58'07"E along said R/W line 304.73 feet to the Point of Beginning; to be known as Lot 2, Block A, MILLER'S UNRECORDED SUBDIVISION.

Parcel Identification Number: 07751-430-000

Subject to all reservations, covenants, conditions, restrictions, and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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, 2023.

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:

Robin L. Brannon
Witness Name: Robin L. Brannon

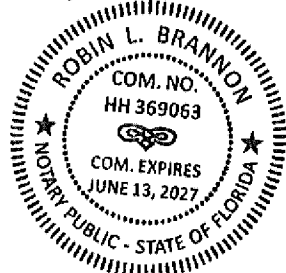
Donald L. Barta
Donald L. Barta

Jessica Teegarden
Witness Name: JESSICA TEEGARDEN

STATE OF FLORIDA

COUNTY OF Bay

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 31st day of October, 2023, by Donald L. Barta.



Robin L. Brannon
(Signature of Notary Public - State of Florida)

Robin L. Brannon
(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification

Type of Identification Produced Drivers License