

Prepared by:

Defender Title and Escrow Agency, LLC
2605 Thomas Drive, #105
Panama City Beach, FL 32408

File Number: 24-4434
Parcel ID: 34039-850-300

Warranty Deed

This Warranty Deed made this 15th day of April, 2024, between William Acheson Fulton, III and Loree Ann Fulton, husband and wife, (henceforth referred to as "Grantor") whose post office address is 133 Midland Drive, Wetumpka, AL 36093, and **Tepper E. McHugh, an unmarried woman**, (henceforth referred to as "Grantee") of **232 Moonraker Circle, Panama City Beach, FL 32407:**

(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 consideration 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 land, situate, lying and being in Bay County, Florida to wit.

Lot 30, Moonraker, according to the Plat thereof, recorded in Plat Book 26, Page(s) 52 through 55, of the Public Records of Bay County, Florida.


To Have and To Hold, the same in fee simple forever.

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

The Grantor hereby covenants with said Grantee, their heirs and/or assigns, 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.

Subject to easements, restrictions, and covenants of record, and real property taxes for the current year which are prorated.


In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.



Witness 1: Kristin J. Hudgens
Address: 2605 Thomas Drive Suite 105
Panama City Beach, FL 32408



William Acheson Fulton, III



Witness 2: Denae Jackson
Address: 2605 Thomas Drive Suite 105
Panama City Beach, FL 32408



Loree Ann Fulton

STATE OF FLORIDA

ACKNOWLEDGMENT

COUNTY OF BAY

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 25th day of March, 2024 by William Acheson Fulton, III and Loree Ann Fulton who () was/were personally known to me, or (X) presented the following identification: AL DL.



Notary Public
My Commission Expires: _____

(Notary Stamp)



Kristin J. Hudgens
Comm.: # HH 319999
Expires: October 15, 2026
Notary Public - State of Florida