

Prepared by and when recorded return to:

Lucy C. Collins
The Law Office of Lucy C. Collins, P.A.
12805 Hutchison Blvd.
Panama City Beach, Florida 32407

Property Appraiser's Parcel Identification
No. 30933-532-000

WARRANTY DEED

THIS INDENTURE made on this the 17th day of June, in the year 2024, between **CHARLES S. ISLER, III and CHARLENE ISLER, husband and wife** (hereinafter referred to as "Grantor"), who reside at 1509 Trout Lane, Panama City Beach, Florida 32408, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by **Charles Simmons Isler, III and Charlene Isler, Co-Trustees of the CHARLES AND CHARLENE ISLER REVOCABLE TRUST, dated June 17, 2024** (hereinafter referred to as "Grantee"), such Grantee having an address of 1509 Trout Lane, Panama City Beach, Florida 32408, and such trust having been established under that certain revocable declaration of trust dated the 17th day of June, in the year 2024, by Charles Simmons Isler, III and Charlene Isler as grantors and as co-trustees hereby GRANTS, CONVEYS and WARRANTS unto Grantee, all of Grantor's interest in and to the following described real estate in the County of BAY and State of Florida:

Lot 438, according to the plat of Bay Point Unit One, on file in Bay County, Plat Book 11, Pages 47 through 56.

Full power and authority are conferred upon Grantee, as trustee, to protect, conserve, sell, convey, lease, grant and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of Grantor to vest in the trustee of the trust full rights of ownership as authorized by Section 689.073 of the Florida Statutes.

Further, the terms of the trust provide for the present possessory right of possession of any homestead property in accordance with the Department of Revenue Rule 12D-7.011 and this deed will be recorded in compliance with Section 196.031(1) of the Florida Statutes, thereby entitling any real property transferred to the trust to homestead exemption status if all of the requirements are met.

This deed was prepared without the benefit of title insurance search or exam. The preparer hereof has not been requested to provide the accuracy of the legal description and assumes no liability for the same.

TO HAVE AND TO HOLD the property, to the extent conveyed hereby, in fee simple forever, subject to the terms and provisions contained herein, together with each and every right, privilege, hereditament and appurtenance in anywise incident or appertaining to the property.

The conveyance made hereby, and the warranties made hereunder, are made by Grantor and accepted by Grantee subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the property, but only to the extent they are still in force and effect and shown of record in Bay County, Florida, and to all zoning laws, regulations and ordinances

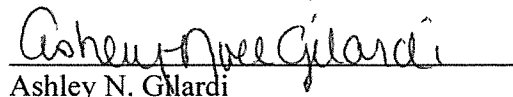
of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the property and to all matters which would be revealed by an inspection and/or a current survey of the property.

Grantor does hereby bind Grantor and Grantor's heirs, personal representatives, executors, administrators, successors and assigns to warrant and forever defend all and singular the property, to the extent conveyed hereby, unto Grantee and Grantee's heirs, personal representatives, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

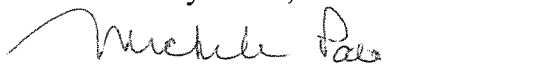
Taxes for the current year have been assumed by Grantee.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed on the day and year first above written.


Signed, Sealed and Delivered in presence of

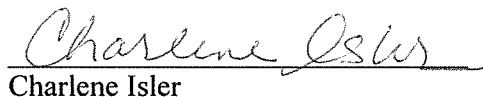

Ashley N. Gilardi

12805 Hutchison Blvd.
Panama City Beach, Florida 32413



Michele Palo
12805 Hutchison Blvd.
Panama City Beach, Florida 32413


Charles S. Isler, III


Charlene Isler

STATE OF FLORIDA

§

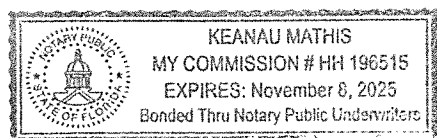
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COUNTY OF BAY

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The foregoing instrument was acknowledged before me, the undersigned authority, by Charles S. Isler, III, Grantor, by means of physical presence and who produced a driver's license issued by Florida that contained his photograph and signature as identification thereby proving him to be the person whose name is subscribed to the foregoing instrument as Grantor, who identified this instrument as a Deed and signed such instrument willingly as Grantor for the purposes and consideration therein expressed and by Charlene Isler, Grantor, by means of physical presence and who produced a driver's license issued by Florida that contained her photograph and signature as identification thereby proving her to be the person whose name is subscribed to the foregoing instrument as Grantor, who identified this instrument as a Deed and signed such instrument willingly as Grantor for the purposes and consideration therein expressed, and who signed such instrument in the presence of Ashley N. Gilardi, a witness who is personally known to me and of Michele Palo, a witness who is personally known to me.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the 17th day of June, in the year 2024.




Notary Public, State of Florida