

Prepared by and return to:
Keith Carroll
Clear Title & Escrow, LLC
340 West 23rd Street
Suite K
Panama City, FL 32405
(850) 640-1491
File No 2024-391

Parcel Identification No.: 30808-390-000

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ENHANCED LIFE ESTATE WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the **22nd day of July, 2024** between **Ed Priestley, a single man**, whose post office address is **1437 Wegmann Drive, Tarpon Springs, FL 34689**, Grantor, to **Joan Epperly, a married woman**, whose post office address is **6211 Sunset Avenue, Panama City, FL 32408**, Life Tenant, as for a life estate only, without any liability for waste, and with full power and authority in the Life Tenant to sell, convey, mortgage, lease or otherwise manage and dispose of the Property described herein, in fee simple, with or without consideration, without joinder of the remainderman, and with full power and authority to retain any and all proceeds generated thereby, and upon the death of the Life Tenant, the remainder, if any to **Tamalah Taylor, a single woman**, whose post office address is **6209 Sunset Avenue, Panama City, Florida 32408**, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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 Bay, Florida, to-wit:

Lot 12, Block 15, HOLIDAY BEACH UNIT SIXTEEN, according to plat on file in Plat Book 11, Page 58, in the Office of the Clerk of the Circuit Court, Bay County, Florida.

The land described herein is not the homestead of the Grantor(s), and neither the Grantor(s) nor the Grantor(s) spouse, nor anyone for whose support the Grantor(s) is responsible, resides on or adjacent to said land.

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


Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.


And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:


WITNESS
PRINT NAME: Anthony L. Curcio
ADDRESS 40946 US Hwy 19N
Tampa Spring FL 34689


Ed Priestley


WITNESS
PRINT NAME: Sabina Mathew
ADDRESS 40946 US Hwy 19N
Tampa Spring FL 34689

STATE OF FLORIDA

COUNTY OF ~~BAY~~ Pinellas 

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this ~~22nd~~ 23rd day of July, 2024, by Ed Priestley.


Signature of Notary Public Anthony L. Curcio
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: X

Type of Identification

Produced: Florida Driver's License exp 5/6/27

