

Prepared by and return to:

Crystal Whitely
Burg Title LLC
215 Harrison Avenue
Panama City, FL 32401
(850) 851-0621
File No 2024-1434

Parcel Identification No 34882-077-000

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WARRANTY DEED

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

This indenture made the 13th day of September, 2024 between Catherine Horan Friedman, a single woman, whose post office address is 33 Park Place, Panama City Beach, FL 32413, of the County of Bay, State of Florida, Grantor, to John Adair and Autumn Adair, husband and wife, whose post office address is 300 Grand Panama Circle, 214, Panama City Beach, FL 32407, of the County of Bay, State of Florida, Grantees:

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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Bay, Florida, to-wit:

Lot 49, Block "B", THE GLADES, pursuant to that plat recorded in Plat Book 15, Pages 53 through 57, of the Public Records of Bay County, Florida.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 33 Park Place, Panama City Beach, FL 32413.

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 Grantees 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:

Catherine Horan Friedman

Catherine Horan Friedman

[Signature]

WITNESS

PRINT NAME: *Crystal Whiteley*

*215 Hanson Ave
Panama City FL 32401*
WITNESS 1 ADDRESS

Violet of Monica

WITNESS

PRINT NAME: *Violet Immucci*

*215 Hanson Avenue
Panama City FL 32401*
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF BAY

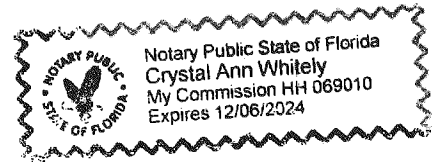
The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 13th day of September, 2024, by Catherine Horan Friedman.

[Signature]

Signature of Notary Public

Print, Type/Stamp Name of Notary

Crystal Ann Whiteley



Personally Known: _____ OR Produced Identification:

Type of Identification

Produced: 0-