

Prepared by and return to:

**Darlene Melvin**  
**Cornerstone Title Agency, Inc.**  
**2424 Jenks Ave.**  
**Panama City, FL 32405**

File Number: **2413047**

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## Warranty Deed

**This Warranty Deed** made this **25th day of September, 2024**, between **Laura Beth Davis** formerly known as **Laura Beth Levering** whose post office address is **408 E. Main Street, Bradford, OH 45308-1114**, grantor, and **Kenneth A. Merriam** whose post office address is **P. O. Box 822, Lynn Haven, FL 32444**, 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 SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA; THENCE NORTH ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER FOR 329.75 FEET; THENCE EAST 1211.83 FEET TO THE POINT OF BEGINNING; THENCE NORTH 304.75 FEET TO THE SOUTH RIGHT OF WAY LINE OF A 50 FOOT COUNTY ROAD; THENCE EAST ALONG SAID RIGHT OF WAY LINE 106.57 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 14 WEST; THENCE SOUTH ALONG SAID EAST LINE 304.75 FEET; THENCE WEST 106.57 FEET TO THE POINT OF BEGINNING. BEING LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 14 WEST.**

**Parcel Identification Number: 07496-025-000**

**Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor or any members of the household of Grantor reside thereon.**

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:

  
Witness Name: GAVIN L. GLASSCOE

Who has a Physical address of:  
210 S. Market St., Troy, OH 45373

  
Laura Beth Davis formerly known as  
Laura Beth Levering

  
Witness Name: BEN A. STUDABAKER

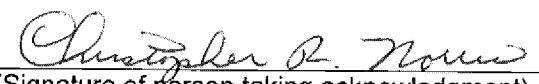
Who has a Physical address of:  
515 E. Main St., Greenville, OH 45331

STATE OF OHIO  
COUNTY OF Darke

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23 day of **September, 2024**, by **Laura Beth Davis formerly known as Laura Beth Levering**, who is personally known to me or who has produced **driver's license** as identification.



Christopher R Norris  
Notary Public, State of Ohio  
My Commission Expires:  
Aug. 23, 2026

  
(Signature of person taking acknowledgment)  
Christopher R. Norris  
(Name typed, printed or stamped)  
Notary  
(Title or rank)

(Serial number, if any)