

Prepared by and return to:
Darlene Melvin
Cornerstone Title Agency, Inc.
2424 Jenks Ave.
Panama City, FL 32405

File Number: 2413076

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 12th day of November, 2024, between Charles Hutto a/k/a Charles J. Hutto, an unmarried man whose post office address is 1236 11th St. Southport, FL 32409 grantor, and Jeffrey Roy and Cheryl Roy, husband and wife, and Tara Roy, as joint tenants with full right of survivorship whose post office address is 110 Kentucky Avenue, 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:

Lots 4 and 5, Block 10, PLAT NO. 1 LYNN HAVEN, as recorded in Plat Book 5, Page 9, filed in the Office of the Clerk of the Circuit Court of Bay County, Florida.

Parcel Identification Number: 09001-000-000

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, 2024.

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:

Charles J. Hutto
Charles Hutto a/k/a Charles J. Hutto

Darlene F. Melvin
Witness Name: Darlene F. Melvin
Who has a Physical address of:
2424 Jenks Avenue, Panama City, FL 32405

Sofia Addonigio
Witness Name: Sofia Addonigio
Who has a Physical address of:
2424 Jenks Avenue, Panama City, FL 32405

STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 12th day of November, 2024, by Charles Hutto a/k/a Charles J. Hutto, who is personally known to me or who has produced driver's license as identification.



Darlene F. Melvin
(Signature of person taking acknowledgment)
Darlene F. Melvin
(Name typed, printed or stamped)
Notary
(Title or rank)
HH 135985
(Serial number, if any)