

This Instrument Prepared By:

South Oak Title
Phillip Thomas Stamman
4300 Legendary Drive
C-214
Destin, FL 32541

As a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.

File: **DES-24-9316**

Property Appraisers Parcel I.D. (Folio) Number(s):
30159-142-000

Consideration: \$192,500.00

WARRANTY DEED

THIS WARRANTY DEED, Made the **December 17, 2024**, by **Randy S. Guffey, a single person, and Joseph D. Graham, a single person (herein referred to as "Grantor," whether one or more)**, whose mailing address is 109 Woodyard Road, Bainbridge, GA 39819, and **Wylie Lee Staten, a widower, and Memory Leigh Thacker, a married person, as joint tenants with right of survivorship**, (herein referred to as "Grantee"), whose mailing address is 1219 Thomas Dr. Unit 42, Panama City Beach, FL 32408.

WITNESSETH: That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents (\$10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto Grantee, all that certain land situated in **Bay, Florida**, to wit:

Condominium Parcel: Unit Number: 42

EMERALD POINTE RESORT, A CONDOMINIUM, together with an undivided interest in the common elements all as set forth in the Declaration of Condominium and the exhibits annexed thereto and forming a part thereof, as recorded in Official Record Book 1939, Page 1901, and amended by the Surveyor's Affidavit as recorded in Official Record Book 1941, Page 2302, and subsequent Phase Two Supplemental Declaration of Condominium as recorded in Official Records Book 1957, Page 1680, all of the public records of Bay County, Florida, and as may be amended from time to time. Together with all of its appurtenances according to the Declaration of Condominium. Subject, however, to all of the provisions of the Declaration of Condominium.

Together with that certain mobile home situate thereon.

This Property **IS NOT** the homestead of the Grantor(s) under the laws and constitution of the State of Florida.

TOGETHER with all 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 **2024**, reservations, restrictions, and easements of record, if any.

*The Terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.

IN WITNESS WHEREOF Grantor(s) has/have hereunto set Grantor(s) hand(s) and seal(s), this 11 day of December, 2024

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTEREST WITNESSES REQUIRED

Amber Tomperton
WITNESS

Randy S. Guffey
Randy S. Guffey

Amber Tomperton
Printed Name
1591 Lake Merit Blvd.
Physical Address of Witness 1
Paromacity, FL 32409
Physical Address of Witness 1

Joseph D. Graham
Joseph D. Graham

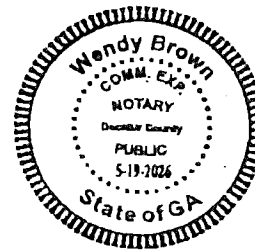
A Ferguson
WITNESS

Alicia C. Ferguson
Printed Name
104 Lake Henley Ct.
Physical Address of Witness 2
Bainbridge, Ga 30819
Physical Address of Witness 2

STATE OF FLORIDA
COUNTY OF OKALOOSA

The foregoing instrument was acknowledged before me by means of physical presence or () online notarization this 11 day of December, 2024, by Randy S Guffey and Joseph D. Graham.

Wendy Brown
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: OR Produced Identification: _____
Type of Identification Produced: _____

After Recording Return to:
South Oak Title
Phillip Thomas Stamman
4300 Legendary Drive, C-214
Destin, FL 32541