

This instrument prepared
by: Douglas Moore
The Panhandle Group, Ilc
Post Office 19
Panama City, FL 32402-0019
File # 24.12.262

WARRANTY DEED

THIS WARRANTY DEED, executed on this 10 of January, 2025, by and between:

Michael David Hanson, a single man, whose mailing address is 305 Ship Point Road, Yorktown, VA 23692 (the "Grantors"), and;

Susan Leigh Deverell, A widow and Moira Leigh Deverell, a single woman whose mailing address is 523 S Bonita Avenue, Panama City, FL 32401 (the "Grantees").

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

WITNESSETH, that said Grantors, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said Grantees and Grantees' successors and assigns forever, the following described real property (the "Property") lying and being in Bay County, Florida, to-wit:

The North 20 feet of Lot 26, being a strip of land 20 feet wide lying parallel to the North line of Lot 26; Also Lot 27, less the North 10 feet, being a strip of land 10 feet wide lying parallel to the North line of said Lot 27, Block 76, of BUNKER'S COVE SUDDUTH REALTY COMPANY'S INC. TENTH ADDITION TO PANAMA CITY, FLORIDA, according to the plat thereof as recorded in Plat Book 7, Page(s) 9, of the Public Records of Bay County, Florida.

PIN: 21591-000-000

Commonly known as: 523 South Bonita Avenue, Panama City, FL 32401

Subject to: Taxes for the year 2025 and subsequent; and all covenants, restrictions and easements of record, if any and said Grantors do hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

Initial

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IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals on the day and year first above written.

Signed, sealed and delivered in our presence:

Heidi Mandel (Sign)

Michael David Hanson (Sign)

Witness #1: Heidi Mandel (Print)

Witness Address: 721 Mainsail Dr
Newport News, VA 23608

Richard Nguyen (Sign)

Witness #2: Richard Nguyen (Print)

Witness Address: 351 Meadowlake Rd
Yorktown VA 23693

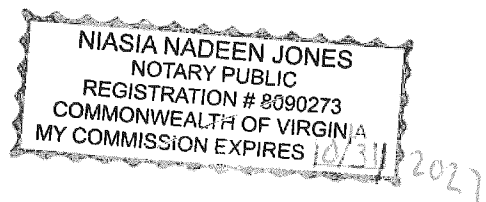
STATE OF VIRGINIA

COUNTY OF YORK

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 09 day of January, 2025, Michael David Hanson Who is personally known to me or has produced drivers as identification.

Witness by hand and official seal.

Niasia Nadeen Jones
Notary Public:
My Commission Expires: 10/31/2027



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