

## WARRANTY DEED

Excise tax: \$0.00

This Instrument was Prepared by  
(and return to):

Richard J. Maita, Attorney at Law  
35A Montford Avenue  
Asheville, North Carolina 28801

Parcel Identification Number 22044-000-000

Dated: December 11, 2024

1. PARTIES. The parties to this Warranty Deed are:

- 1.1 **JEREMY PAUL COX AND WIFE, LYDIA COX, AND PAUL ALBERT COX AND WIFE, MICHELLE SAUTER COX**, as Grantor, with Grantor's mailing address 141 Pleasant View Farm Road, Leicester, NC 28748; and
- 1.2 **MICHELLE SAUTER COX, TRUSTEE OF THE PAUL ALBERT COX AND MICHELLE SAUTER COX REVOCABLE TRUST DATED DECEMBER 9, 2024, A ONE-HALF (1/2) UNDIVIDED INTEREST; AND**

**JEREMY PAUL COX AND LYDIA WARD COX, TRUSTEES OF THE JEREMY PAUL COX AND LYDIA WARD COX REVOCABLE TRUST DATED DECEMBER 11, 2024, A ONE-HALF (1/2) UNDIVIDED INTEREST**, as Grantee, and mailing address of 825 Turkey Creek Road, Leicester, NC 28748;

2. LAND CONVEYED. For value received to said Grantor in hand paid by said Grantee, the receipt of whereof is hereby acknowledged, and has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, Grantor conveys to Grantee the following real property:

**LOT 20, BLOCK G, THIRD ADDITION TO COVE TERRACE (BUNKER'S COVE), BEING SUDDUTH REALTY COMPANY'S INC. FIFTEENTH ADDITION TO PANAMA CITY, FLORIDA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 60, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA**

**Commonly known as 1003 E. 2<sup>nd</sup> Place, Panama City, Florida 32401**

This conveyance is subject to and by accepting this Deed, the GRANTEE does hereby agree to assume the following:

Taxes for the year 2024 and subsequent years;

Conditions, restrictions, limitations, reservations, easements and other matters of record;

The benefits and obligations hereunder shall inure to and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto. GRANTOR covenants with the Grantee that Grantor is seized of said premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances (except for the exceptions listed on the deed in which Grantor received his interest in the property herein conveyed and all easements, restrictions, and rights of way of record), and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever (except for claims arising from the exceptions listed on the deed in which Grantor received his interest in the property herein conveyed and all easements, restrictions, and rights of way of record). The masculine or feminine gender as used herein shall equally include the neuter.

Witnesses as to all Grantors:

Dale Holcomb  
Printed Name: Dale Holcomb  
Address: 354 Montford Ave  
Asheville, NC 28801

Brigitte Robinson  
Printed Name: Brigitte Robinson  
Address: 354 Montford Ave  
Asheville NC 28801

Jeremy Paul Cox  
JEREMY PAUL COX - Grantor

Lydia Cox  
LYDIA COX - Grantor

Paul Albert Cox  
PAUL ALBERT COX - Grantor

Michelle Sauter Cox  
MICHELLE SAUTER COX - Grantor

STATE OF BUNCOMBE  
COUNTY OF NORTH CAROLINA

BEFORE ME, the undersigned authority, personally appeared **JEREMY PAUL COX AND WIFE, LYDIA COX, AND PAUL ALBERT COX AND WIFE, MICHELLE SAUTER COX**, to me well known to be the person who executed the foregoing instrument or who produced N.C. Drivers License as identification, and that they executed the foregoing instrument as their free act and deed. WITNESS my hand and official seal in the State and County aforesaid this 11 day of December, 2024.

My Commission Expires: 2/22/28

[Signature]  
Notary Public

