

Prepared by and return to:
Zhanna Elliott
Clear Title & Escrow, LLC
340 West 23rd Street
Suite K
Panama City, FL 32405
(850) 640-1491
File No 2024-667

Parcel Identification No.: 05288-249-000

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the **23rd day of January, 2025** between **Arica Dutton, a widow, under the Last Will and Testament of Marianne Dutton, Deceased**, whose post office address is **3930 Cedar Bluff Road, Panama City, FL 32409**, Grantor, to **Sonia Noemi Garcia De Jesus, a single woman**, whose post office address is **8905 Summer Circle, Panama City, FL 32404**, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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 Bay, Florida, to-wit:

Commencing at the Northeast Corner of Section 16, Township 2 South, Range 13 West, Bay County, Florida, thence S 00° 31' 48" W, 660.0 feet; thence N 89° 15' 50" W, 1110.0 feet to the Point of Beginning; thence continue N 89° 15' 50" W, 150.0 feet; thence S 00° 31' 48" W, 300.0 feet to the North right of way line of an existing 60.0 foot road; thence S 89° 15' 50" E along said road, 150.0 feet; thence N 00° 31' 48" E, 300.0 feet to the Point of Beginning.
Also known as Lot 17, Block "C" of PANAMA PINES UNIT 1.

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

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:

[Signature]

WITNESS
PRINT NAME: Michael Koof

ADDRESS 102 Owens Cir

Panama City FL 32405

[Signature]

Arica Dutton

[Signature]

WITNESS
PRINT NAME: Zhanna Elliott

ADDRESS 340 W 23rd St, Apt

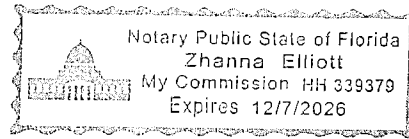
Panama City FL 32405

STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me by means of (v) physical presence or () online notarization this 23rd day of January, 2025, by Arica Dutton.

[Signature]

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



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