

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

File Number: 2413274

(Space Above This Line For Recording Data)

## Warranty Deed

This Warranty Deed made this 24th day of January, 2025, between Kathleen A. Eisenhardt, Ellen M. Guidry and Kristin M. Farkas, individually and as Trustees of the James and Patricia McCabe Trust, under declaration of Trust dated December 13, 2002, whose post office address is 74515 Gina Denney Ln., Covington, LA 70435, grantor, and James Gaff whose post office address is 126 H.L. Sudduth Drive, Panama City FL 32404, 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:

**The South 34 feet of Lot 14, and Lot 15, less the South 23 feet, in Block H, LANNIE ROWE LAKE ESTATES UNIT TEN, as per plat thereof recorded in Plat Book 11, Page(s) 45, of the Public Records of Bay County, Florida.**

**Parcel Identification Number: 07127-744-000**

**Said property is not the homestead of the Grantors under the laws and constitution of the State of Florida in that neither Grantor or any members of the household of Grantors reside thereon.**

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:

Christy L Parker  
Witness Name: Christy L Parker  
Who has a Physical address of:  
2424 Jenks Avenue, Panama City, FL 32405

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

The James and Patricia McCabe Trust, under  
declaration of Trust dated December 13, 2002

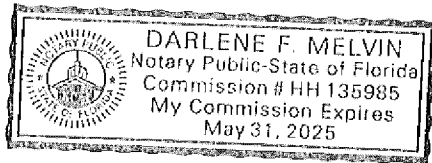
Kathleen A Eisenhardt  
By: Kathleen A Eisenhardt, Trustee  
Kathleen A Eisenhardt  
Kathleen A. Eisenhardt

Kristin M Farkas  
By: Kristin M. Farkas

Kristin M Farkas  
Kristin M. Farkas

STATE OF FLORIDA  
COUNTY OF BAY

The foregoing instrument was acknowledged before me by means of  physical presence or  online  
notarization, this 16<sup>th</sup> day of January, 2025, by Kathleen A. Eisenhardt and Kristin M. Farkas, individually  
and as Trustees of the James and Patricia McCabe Trust, under declaration of Trust dated December 13,  
2002, who is personally known to me or who has produced Deeds as identification.



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

Signed, sealed and delivered in our presence:

Cynthia Allen  
Witness Name: Cynthia Allen  
Who has a Physical address of:  
6018 Irish Hill Dr. Houston, Tx. 77053

Keith Savage  
Witness Name: Keith Savage  
Who has a Physical address of:  
8554 Mathonia Ave. Jacksonville, FL 32211

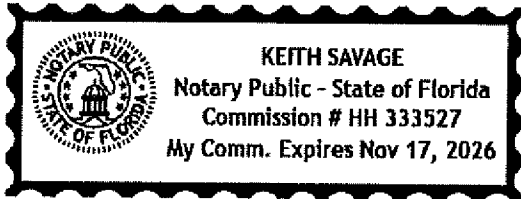
The James and Patricia McCabe Trust, under  
declaration of Trust dated December 13, 2002

Ellen M. Guidry  
By: Ellen M. Guidry, Trustee

Ellen M. Guidry  
Ellen M. Guidry

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of  physical presence or  online  
notarization, this 17 day of January, 2025, by Ellen M. Guidry, individually and as Trustees of the James  
and Patricia McCabe Trust, under declaration of Trust dated December 13, 2002. who is personally known to  
me or who has produced Virginia DL as identification.



Keith Savage  
(Signature of person taking acknowledgment)  
Keith Savage  
(Name typed, printed or stamped)  
Remote Online Notary  
(Title or rank)  
HH333527  
(Serial number, if any)

Completed via Remote Online Notarization using 2 way Audio/Video technology.