

Prepared by and Recording requested by:
Tiffany Ainsworth
Omega National Title Agency, LLC
836 Jenks Avenue
Panama City, FL 32401

File Number: PC-82-TA
Parcel ID: 11918-305-000
Consideration: \$185,000.00
Deed Doc Stamps:1,295.00

General Warranty Deed

MADE this 31st day of January, 2025, by **Max Perryman conveying non-homestead property**, (henceforth referred to as "Grantor") of **505 David Avenue, Panama City, FL 32404**, for consideration paid, grant to **Nora M. Herrera, an unmarried woman**, (henceforth referred to as "Grantee") of **2951 Southwest 30th Street, Cape Coral, FL 33914**, with **WARRANTY COVENANTS**:

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto Grantee, all the certain land situated in the County of Bay , Florida, viz:

Lots 29 and 30, Block D, PINWOOD GROVE UNIT TWO, according to the plat thereof recorded in Plat Book 11, Page(s) 29, of the Public Records of Bay County, Florida.

Together with Mobile Home VIN #WHC006152GA, Title #71957754

Said property IS NOT the homestead of the Grantor under the laws and constitution of the State of Florida in that neither the Grantor nor any members of the Grantor's household reside thereon.

AND the said party of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Subject to easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, 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, 2025.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, Sealed, and Delivered in our presence.

Witness #1:

Signature: *Tiffany Ainsworth*

Print: Tiffany Ainsworth

Address: 122 Heritage Circle

Panama City FL 32407

Max Perryman

Max Perryman

Witness #2:

Signature: *Cassie Hayes*

Print: Cassie Hayes

Address: 1126 Veal Rd

Panama City FL 32404

STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me by means of physical presence or () online notarization, this 31st day of January, 2025 by Max Perryman, who is personally known to me or who has produced (type of identification) as identification.

Tiffany Ainsworth

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

