

This Instrument Prepared By:
South Oak Title
Elizabeth Everitt Southerland
12805 U.S. 98 E
E201

Inlet Beach, FL 32461
As a necessary incident to the
fulfillment of conditions contained
in a title insurance commitment
issued by it.

File: **PHL-25-446**

Property Appraisers Parcel I.D. (Folio) Number(s):
12756-060-000

Consideration: \$280,000.00

WARRANTY DEED

THIS WARRANTY DEED, Made the **March 7, 2025**, by
Carolina Daniela Hernandez, a single person (herein referred to as "Grantor," whether one or more), whose
mailing address is
2419 Volusia Avenue, Panama City, FL 32405
and **Stephanie Jo Milliser, an unmarried person, and KarRon Maria Josefina Solis, an unmarried person, as
joint tenants with right of survivorship**, (herein referred to as "Grantee"), whose mailing address is
2419 Volusia Avenue, Panama City, FL 32405

WITNESSETH: That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents (\$10.00)** and
other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises,
releases, conveys, and confirms unto Grantee, all that certain land situated in **Bay, Florida**, to wit:

**Commence at the Northwest corner of Lot 10, Block 34, Highland City; thence South along the West line of
said Lot 10 a distance of 242.49 feet to the Point of Beginning; thence South 88°14'12" East for 150.02 feet to
the Westerly right of way line of Volusia Avenue; thence South along said right of way line for 56.8 feet;
thence North 88°14'12" West for 150.01 feet to the West line of said Lot 10; thence North along said West line
of said Lot 10 for 56.8 feet to the Point of Beginning. All lying and being in Bay County, Florida.**

This Property **IS NOT** the homestead of the Grantor(s) under the laws and constitution of the State of Florida.

TOGETHER with all 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 **2024**, reservations, restrictions, and easements of
record, if any.

*The Terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the
context indicates.

IN WITNESS WHEREOF Grantor(s) has/have hereunto set Grantor(s) hand(s) and seal(s), this 7th day of March, 2025.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTEREST WITNESSES REQUIRED

[Signature]
WITNESS

Brooks K. Tucker

Printed Name 2810 MLK Jr Blvd, A
Panama City, FL 32405
Physical Address of Witness 1

Physical Address of Witness 1

[Signature]
Carolina Daniela Hernandez

[Signature]
WITNESS

Christin Brambetta

Printed Name 2810 MLK Jr Blvd, A
Panama City, FL 32405
Physical Address of Witness 2

Physical Address of Witness 2

STATE OF FLORIDA
COUNTY OF WALTON

The foregoing instrument was acknowledged before me by means of physical presence or () online notarization, this 7th day of March, 2025 by Carolina Daniela Hernandez, who () is/are personally known to me or who, (s.) has/have produced D.I.C. as identification.

[Signature]
Signature of Notary Public

Brooks K. Tucker

Print, Type/Stamp Name of Notary

After Recording Return to:
South Oak Title
Elizabeth Everitt Southerland
12805 U.S. 98 E, E201
Inlet Beach, FL 32461

