

Prepared by and return to:
Terry Colavecchio, Esq.
Mellinger Title Services, LLC
1200 N. Federal Highway
Suite 300
Boca Raton, FL 33432

Parcel Identification Number: 25227-000-000

[Space Above This Line For Recording Data]

WARRANTY DEED

This Warranty Deed Made this 11th day of March, 2025 by Anne Esco Smith, a married woman hereinafter called the Grantor, whose post office address is: 1771 Roberts Lane, Chipley, FL 32428

to: Specialized Builders Group LLC, a Florida Limited Liability Company whose post office address is: 1825 Ponce De Leon Boulevard, #806, Coral Gables, FL 33134 hereinafter called the Grantee,

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

BEGINNING AT A POINT 205 FEET EAST OF THE NORTHWEST CORNER OF LOT 24, OF THE W.H. PARKER PLAT, AS RECORDED IN PLAT BOOK 5, PAGE 6, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, BAY COUNTY, FLORIDA. LOCATED IN SECTION THIRTEEN (13), TOWNSHIP FOUR (4) SOUTH, RANGE FOURTEEN (14) WEST, THENCE RUNNING SOUTH 132 FEET, THENCE EAST 125 FEET, THENCE NORTH 132 FEET, THENCE WEST 125 FEET TO THE POINT OF BEGINNING. RESERVING ONE HALF OF ALLEY ON EAST SIDE, AMOUNTING TO A TEN FOOT WIDE STRIP, FOR ROADWAY.

The subject property is not the homestead, as defined under the Florida Constitution, of Grantor, her spouse or any minor children. It is also not contiguous to the Homestead thereof.

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 12/31/2024, 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 has hereunto set Grantor's hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Michelle Walker
Witness
Witness Printed Name: Michelle Walker
Mailing Address: 425 Nancy Dr
PC, FL 32404

Anne Esco Smith
Anne Esco Smith

Channing D Liptrot
Witness
Witness Printed Name: Channing D Liptrot
Mailing Address: 1013 W 28th Pl
Panama City FL 32405

State of Florida
County of Bay

The foregoing instrument was acknowledged before me by means of physical presence or online
notarization, this 11th day of March, 2025 by Anne Esco Smith who is personally known or has produced
FL DL as identification.

Channing D Liptrot
Notary Public

Seal:

