

Prepared by and return to:

Darlene Melvin
Cornerstone Title Agency, Inc.
2424 Jenks Ave.
Panama City, FL 32405

File Number: **2513369**

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this **12th day of March, 2025**, between **Benjamin A. Armstrong and Brandi M. Tindel** whose post office address is 2716 Longleaf Road Panama City FL 32405, grantor, and **Jeremy D. Dawson and Cassandra K. Topp, as joint tenants with full right of survivorship** whose post office address is **4802 McCall Lane, 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:

Lot 95, CHEROKEE HEIGHTS PHASE THREE, according to plat thereof as recorded in Plat Book 20, Pages 56, 57, 58, and 59, of the Public Records of Bay County, Florida.

Parcel Identification Number: 05860-395-000

Said property is not the homestead of the grantor under the laws and constitution of the State of Florida in that neither Grantor or any members of the household of Grantor 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:

Christine Lance

Witness Name: Christine Lance

Who has a Physical address of:

7923 Panama City Beach Pkwy

Panama City Beach, FL 32407

Benjamin A. Armstrong

Benjamin A. Armstrong

Brandi M. Tindel

Brandi M. Tindel

Darlene F. Melvin

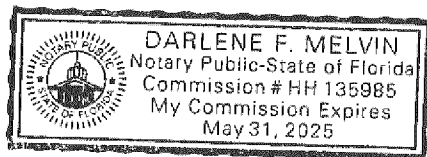
Witness Name: Darlene F. Melvin

Who has a Physical address of:

2424 Jenks Avenue, 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 **Benjamin A. Armstrong and Brandi M. Tindel**, who is personally known to me or who has produced **driver's license** as identification.



Darlene F. Melvin
(Signature of person taking acknowledgment)

Darlene F. Melvin
(Name typed, printed or stamped)

Notary
(Title or rank)

HH135985
(Serial number, if any)