

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Chad R. Templeton, Esq.

**Templeton Law**

430 W. 5<sup>th</sup> Street, Suite 400

Panama City, Florida 32401

Property Appraisers Parcel Id No.: 40000-600-020

SPACE ABOVE THIS LINE FOR RECORDING DATA

## **WARRANTY DEED**

**THIS WARRANTY DEED**, executed this 19th day of March, 2025, by **ROBERT B. SMITH, JR. and PAULA A. SMITH, husband and wife**, whose post office address is 2400 Grandiflora Blvd E301, Panama City Beach, FL 32408, **Grantor**, to **ROBERT B. SMITH, JR. and PAULA A. SMITH**, as **Trustees of the SMITH FAMILY REVOCABLE TRUST** under Agreement dated March 19, 2025 with full power and authority to protect, conserve and to sell, or to lease or to encumber, or otherwise to manage and dispose of the real property described herein, pursuant to Fla. Stat. 689.071, and whose post office address is, 2400 Grandiflora Blvd E301, Panama City Beach, FL 32408, **Grantee**,

**WITNESSETH**, That the Grantor for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate, lying and being in the **County of Bay, State of Florida**, to-wit:

**Unit E-301 of Magnolia Bay Club Condominium, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 2933, Page(s) 1270, of the Public Records of Bay County, Florida, and any amendments thereto, together with its undivided share in the common elements.**

### **NOTE TO PROPERTY APPRAISER:**

The Grantor confirms that under the terms of the Trust referred to above, the Grantor has not less than a beneficial interest for life and is entitled to a homestead exemption pursuant to the provisions of Florida Statute 196.041(2).

**SUBJECT TO:** Taxes and assessments for the current year and all subsequent years.

**SUBJECT TO:** Conditions, restrictions, limitations, easements and utility agreements of record, if any.

**TOGETHER** with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

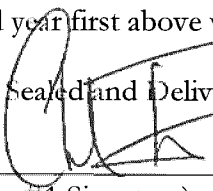
**TO HAVE AND TO HOLD** the same in fee simple forever.

**TITLE TO THE LANDS DESCRIBED HEREIN HAS NOT BEEN EXAMINED BY THE PREPARER, TEMPLETON LAW, AND NO WARRANTY OR OTHER REPRESENTATION IS MADE AS TO THE MARKETABILITY OR CONDITION OF THE TITLE. THIS INSTRUMENT WAS PREPARED AND BASED SOLELY UPON INFORMATION PROVIDED BY GRANTOR.**

**AND**, the Grantor(s) hereby covenant with said Grantee(s) that the Grantor(s) are lawfully seized of said land in fee simple; that the Grantor(s) have good right and lawful authority to sell and convey said land, and hereby warrant 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 the current year.


IN WITNESS WHEREOF, the said Grantor(s) have signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered in the presence of:

  
(Witness #1 Signature)

**Chad Templeton**

(Witness #1 Print Name)  
1147 Grace Ave, Panama City, FL 32401

  
(Witness #2 Signature)

**Emma Willard**

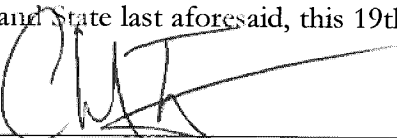
(Witness #2 Print Name)  
1147 Grace Ave, Panama City, FL 32401

State of Florida  
County of Bay

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared ROBERT B. SMITH, JR. and PAULA A. SMITH, [X] by means of physical presence or [ ] online notarization, who are [ ] personally known to me or [X] who have produced a driver's license as identification and who did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid, this 19th day of March, 2025.

My commission expires:

  
NOTARY PUBLIC

