

This Instrument Prepared By:

**South Oak Title**

**Jacob Nye**

**13800 Panama City Beach Parkway**

**STE 117**

**Panama City Beach, FL 32407**

As a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.

File: **PCB-25-1412**

Property Appraisers Parcel I.D. (Folio) Number(s):

**26471-050-020, 26471-050-021**

Consideration: \$475,000.00

## **WARRANTY DEED**

**THIS WARRANTY DEED, Made the March 26, 2025, by**

**Wilma A. Wilson and Louie B. Wilson, wife and husband (herein referred to as "Grantor," whether one or more), whose mailing address is**

**1120 Pennsylvania Avenue, Lynn Haven, FL 32444**

**and Matthew Madden and Kayleigh Madden, husband and wife, (herein referred to as "Grantee"), whose mailing address is**

**PO Box 71, Panama City, FL 32402**

**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:

**Property 1:**

**Lot 88, WOODCREST UNIT 1, according to the plat recorded in Plat Book 19, Pages 57 and 58, of the Public Records of Bay County, Florida.**

**Property 2:**

**Lot 89 of WOODCREST UNIT 1, according to the plat thereof as recorded in Plat Book 19, Pages 57-58, of the Public Records of Bay County Florida.**

This Property **IS** 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 **2025**, 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 26<sup>th</sup> day of March, 2025

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

Jacob Nye  
WITNESS

**Jacob Nye**  
Printed Name

13800 PCB Pkwy  
Physical Address of Witness 1

PCB FL 32407  
Physical Address of Witness 1

Ashley Nye  
WITNESS

**Ashley Nye**  
Printed Name

13800 PCB Pkwy  
Physical Address of Witness 2

PCB FL 32407  
Physical Address of Witness 2

Wilma A. Wilson  
Wilma A. Wilson

Louie B. Wilson  
Louie B. Wilson

STATE OF FLORIDA  
COUNTY OF BAY

The foregoing instrument was acknowledged before me by means of  physical presence or ( ) online notarization, this 26<sup>th</sup> day of March, 2025 by Wilma A Wilson and Louie B Wilson, who ( ) is/are personally known to me or who  has/have produced FL DL as identification.

Jacob Nye  
Signature of Notary Public  
**Jacob Nye**  
Print, Type/Stamp Name of Notary



After Recording Return to:  
South Oak Title  
Jacob Nye  
13800 Panama City Beach Parkway, STE 117  
Panama City Beach, FL 32407