

This instrument prepared
by: Douglas Moore
The Panhandle Group, llc
Post Office 19
Panama City, FL 32402-0019
File # 25.02.271

WARRANTY DEED

THIS WARRANTY DEED, executed on this 30 of April, 2025, by and between:

Ben Wortman Construction, LLC, a Florida limited liability company, whose mailing address is PO Box 226, Panama City, FL 32402(the "Grantors"), and;

Domenic J Mazza and Kady M. Mazza, husband and wife whose mailing address is 3872 Red Deer Circle, Panama City, FL 32404 (the "Grantees").

The land described herein is not the homestead of the Grantors, and neither the Grantors nor the Grantors spouse, nor anyone for whose support the Grantors is responsible, resides on or adjacent to said land.

WITNESSETH, that said Grantors, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said Grantees and Grantees' successors and assigns forever, the following described real property (the "Property") lying and being in Bay County, Florida, to-wit:

Lot 19, GAME FARM, according to the map or plat thereof as recorded in Plat Book 31, Page 44, Public Records of Bay County, Florida.

PIN: 12813-150-038

Commonly known as: 3872 Red Deer Circle, Panama City, FL 32404

Subject to: Taxes for the year 2025 and subsequent; and all covenants, restrictions and easements of record, if any and said Grantors do hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.


Initial


Initial

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals on the day and year first above written.

Signed, sealed and delivered in our presence:

By: Ben Wortman Construction, LLC
A Florida limited liability company

[Signature] (Sign)

[Signature] (Sign)
Benjamin R Wortman, Managing Member

Witness #1: Douglas Moore (Print)

Witness Address: 1004 Jenks Ave

Panama City, FL 32401

[Signature] (Sign)
Christina C Wortman, Manager

[Signature] (Sign)

Witness #2: Donna Wallace (Print)

Witness Address: 1004 Jenks Avenue
Panama City, FL 32401

STATE OF FLORIDA

COUNTY OF BAY

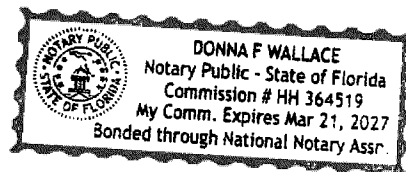
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30 day of April, 2025, Benjamin R Wortman as Managing Member and Christina C Wortman, as manager of Ben Wortman Construction, LLC. Who is personally known to me or has produced _____ as identification.

Witness by hand and official seal.

[Signature]

Notary Public:

My Commission Expires:



BW
Initial

OW
Initial