



SUNBELT
TITLE AGENCY

Prepared by and Return to:

Kristin Hudgens
Sunbelt Title Agency
500 N. Westshore Blvd., Suite 870
Tampa, FL 33609
File Number: 1790325-02699

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This Warranty Deed

Made this **6th day of May, 2025** by **Kara Percy and Charles Percy, Wife And Husband**, hereinafter called the Grantor, to **Dwayne David Browne and Ceilo Michell Browne, Husband And Wife**, whose post office address is: **100 Sandalwood Court, Panama City Beach, FL 32413**, hereinafter called the Grantee:

(Whenever used herein the term "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)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) 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 situated in Bay County, Florida, viz:

Lot 28, Summerwood Phase III, according to the Plat thereof, recorded in Plat Book 17, Page(s) 94 and 95, of the Public Records of Bay County, Florida.

Parcel Identification Number: 33829-678-000

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. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness: (Signature)

Printed Name Hannah Stout

726 THOMAS DRIVE
Address

PANAMA CITY BEACH FL 32408
City, State, Zip

[Signature]
Kara Percy

100 Sandalwood Court
Panama City Beach, FL 32413

[Signature]
Charles Percy

100 Sandalwood Court
Panama City Beach, FL 32413

[Signature]
Witness: (Signature)

Printed Name KRISTIN J HUDGENS

726 THOMAS DRIVE
Address

PANAMA CITY BEACH FL 32408
City, State, Zip

State of Florida
County of Bay

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30th day of April, 2025, by Kara Percy and Charles Percy, who: is personally known to me or produced FL DL as identification.

[Signature]
NOTARY PUBLIC (signature)

Print Name: Kristin Hudgens
My Commission Expires:
Stamp/Seal:



Kristin J Hudgens
Comm.: # HH 319999
Expires: October 15, 2026
Notary Public - State of Florida