

Prepared by and return to:

Gina Dake Harrell  
Blue Marlin Title Group, LLC  
2633 West 23rd Street  
Panama City, FL 32405

File No 25-1051

Parcel Identification No 07727-055-000

Consideration: \$163,000.00

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**WARRANTY DEED**  
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 30th day of May, 2025 between Joanne N. Hayes, an unmarried woman, whose post office address is 7928 Santa Rosa Ave., Panama City, FL 32409, of the County of Bay, Florida, Grantor, to Matthew W. Putnam, Jr, a married man, whose post office address is 7928 Santa Rosa Ave., Panama City, FL 32409, of the County of Bay, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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 Bay, Florida, to-wit:

Commence at the Southeast corner of the Southwest Quarter of the Southwest Quarter of Section 21, Township 2 South, Range 14 West, Bay County, Florida; thence South 89 Degrees 40'51" West along the South line of the Southwest Quarter of said Section 21 for 900.18 feet; thence continue North 00 Degrees 30'08" West 200.00 feet for the Point of Beginning; thence continue North 00 Degrees 30'08" West along said West line for 156.95 feet; thence leaving said West line North 89 Degrees 40'51" East for 282.38 feet; thence South 00 Degrees 30'08" East for 156.95 feet; thence South 89 Degrees 40'51" West for 282.38 feet to the Point of Beginning. Said lands lying and being a portion of the Southwest Quarter of the Southwest Quarter of Section 21, Township 2 South, Range 14 West.

Together with that certain mobile home situate thereon.

Together With the Following Non-Exclusive Ingress and Egress Easement:

Commence at the Southeast corner of the Southwest Quarter of the Southwest Quarter of Section 21, Township 2 South, Range 14 West, Bay County, Florida; thence South 89 Degrees 40'51" West along the South line of Section 21 for 899.80 feet to the Point of Beginning; thence continue along said bearing and Section line 20 feet; thence North 00 Degrees 30'08" West for 409.93 feet; thence North 89 Degrees 40'51" East for 20 feet; thence South 00 Degrees 30'08" East for 409.92 feet to the Point of Beginning.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:

Joanne N. Hayes  
Joanne N. Hayes

Gina Dake Harrell  
WITNESS  
PRINT NAME: Gina Dake Harrell

Deborah Hunt  
WITNESS  
PRINT NAME: Deborah Hunt

2633 W. 23rd St.  
Panama City, FL 32405  
WITNESS 1 ADDRESS

2633 W. 23rd Street  
Panama City, FL 32405  
WITNESS 2 ADDRESS

STATE OF FLORIDA  
COUNTY OF BAY

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization, this 30th day of May, 2025, by Joanne N. Hayes, ( ) who is/are personally known to me or (X) who has/have produced PLM as identification.

Gina Dake Harrell  
Signature of Notary Public

Gina Dake Harrell  
Print, Type/Stamp Name of Notary

