

Prepared by and Recording requested by:  
Jessica E. Bennett  
Anchor Title Co.  
438 North Cove Boulevard  
Panama City, FL 32401

File Number: 2025-04-36  
Parcel ID: 05991-022-020  
Consideration: \$200,000.00

## Warranty Deed

Know All Men By These Presents on **6th day of June, 2025** that, **Olivia Lorraine Farr and Brennen Tims, wife and husband**, (henceforth referred to as "Grantor") of **7335 South Lake Joanna Drive, Panama City, FL 32404**, for consideration paid, grant to **Frank T. Killingsworth, a single person, and James Killingsworth, a married person, as joint tenants with right of survivorship**, (henceforth referred to as "Grantee") of **120 Elm Way, Panama City, FL 32404**, with **WARRANTY COVENANTS**:

WITNESSETH: That the grantor, for and in consideration of the sum of \$200,000.00 (TWO HUNDRED THOUSAND AND 00/100) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto grantee, all the certain land situated in the County of Bay, Florida, viz:

Commence at the intersection of the West R/W line of Callaway Drive and the North R/W line of Elm Way; thence S 71°39'01" W along the said North R/W line of Elm Way for 172.00 feet to the Point of Beginning; thence continue S 71°39'01" W along said North R/W line for 203.75 feet to the East line of a parcel described in Official Records Book 2121, Page 2098, in the Public Records of Bay County, Florida; thence N 10°48'14" W along said East line for 210.00 feet; thence N 71°39'01" E parallel with said North R/W line of Elm Way for 203.75 feet; thence S 10°48'14" E for 210.00 feet to the Point of Beginning. The described parcel is a portion of Lots 25 and 26, East Callaway Estates, which is an unrecorded plat being situate in Section 36, Township 3 South Range 13 West, Bay County, Florida.

Together with 2008 CMH MANUF HOME VIN N02019530TNA and VIN N02019530TNB

And the said party of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Subject to easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, if any.

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

***Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property.***

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: December 31, 2024.

WARRANTY DEED

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 6th day of June, 2025.

*Jessica E. Bennett*

Witness 1 Printed Name: Jessica E. Bennett  
Witness 1 Address: 438 N. Cove Blvd.  
Panama City, FL 32401

*Olivia Lorraine Farr*

(SEAL)

**Olivia Lorraine Farr**

*Brennen Tims*

(SEAL)

**Brennen Tims**

*Darlene C. Robinson*

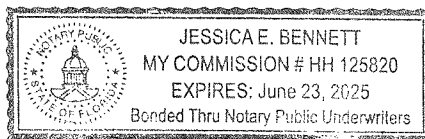
Witness 2 Printed Name: **Darlene C. Robinson**  
Witness 2 Address: 438 N. Cove Blvd.  
Panama City, FL 32401

STATE OF FLORIDA  
COUNTY OF BAY

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization, this 6th day of June, 2025, by Olivia Lorraine Farr and Brennen Tims, ( ) who is/are personally known to me or (X) who has/have produced a drivers license as identification.

*Jessica E. Bennett*

Signature of Notary Public



Print, Type/Stamp Name of Notary