

Prepared by:

Defender Title and Escrow Agency, LLC
2605 Thomas Drive, #105
Panama City Beach, FL 32408

File Number: 25-4880
Parcel ID: 33438-011-000

Warranty Deed

This Warranty Deed made this 5th day of June, 2025, between Hatch Capital Real Estate LLC, a Texas Limited Liability Company, (henceforth referred to as "Grantor") whose post office address is 5010 Columbine Street, El Paso, TX 79922, and **Rosanne Westcott, a married woman**, (henceforth referred to as "Grantee") of **5 Lull Street, East Longmeadow, MA 01028**:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration 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 land, situate, lying and being in Bay County, Florida to wit.

Lot 11, Block 10, El Centro Beach, according to the Plat thereof, recorded in Plat Book 9, Page(s) 8 through 8B, of the Public Records of Bay County, Florida.

To Have and To Hold, the same in fee simple forever.

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

The Grantor hereby covenants with said Grantee, its heirs and/or assigns, 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.

Subject to easements, restrictions, and covenants of record, and real property taxes for the current year which are prorated.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Meg Loehr

Witness 1
Printed Name: Meg Loehr
Address: 2503 MLK Jr Blvd, Suite A
Panama City, FL 32405

Hatch Capital Real Estate LLC, a Texas
Limited Liability Company

By: *[Signature]*
Darron Neil Hatch, Managing
Member

Denae Cochran

Witness 2
Printed Name: Denae Cochran
Address: 2503 MLK Jr Blvd, Suite A
Panama City, FL 32405

STATE OF FLORIDA

ACKNOWLEDGMENT

COUNTY OF BAY

The foregoing instrument was acknowledged before me by means of () physical presence or (X) online notarization, this 5th day of June, 2025 by Darron Neil Hatch, Managing Member of Hatch Capital Real Estate LLC, a Texas limited liability company who () was/were personally known to me, or (X) presented the following identification: TX DL.

[Signature]

Notary Public
My Commission Expires: Aug 7th, 2028

(Notary Stamp)

