

Prepared by and return to:

Carol Grissett, an employee of  
850 Title  
2555 Huntcliff Lane  
Panama City, FL 32405  
(850) 213-0736

File Number: PC-26-168  
Parcel ID:36366-010-000

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## WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 1st day of June, 2026, between **Jeremy Hester, an unmarried man**, whose mailing address is 112 Bay Magnolia Lane, Santa Rosa Beach, FL 32459, and **Kristen Hester, aka Kristen Hester Hughes, an unmarried woman**, whose mailing address is 45 Laurel Oak Lane, Santa Rosa Beach, FL 32459, (“Grantor”), to **Timothy M. Dunn and Ashley A. Dunn, husband and wife**, whose mailing address is 361 Northwest Patch Court, Lee's Summit, MO 64081, (“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:

Lot 389, INLET BEACH HEIGHTS, according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 88, of the Public Records of Bay County, Florida.

**The Property described herein is not the homestead of the Grantor, and neither the Grantor nor the Grantor’s spouse, nor anyone for whose support the Grantor is responsible, resides on or adjacent to said Property.**

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

**Subject to taxes for 2026 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 covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants 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.

Kristen Hester  
Kristen Hester aka Kristen Hester Hughes

Signed, sealed and delivered in our presence:

Amanda L. Kramer  
WITNESS 1  
PRINT NAME: Linda L. Kramer

18 Pine Lake Dr  
SRB FL 32459  
WITNESS 1 ADDRESS

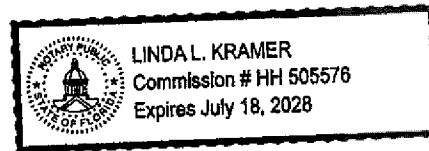
Tiffany Clark  
WITNESS 2  
PRINT NAME: Tiffany Clark

18 Pine Lake Dr  
SRB FL 32459  
WITNESS 2 ADDRESS

STATE OF FLORIDA  
COUNTY OF WALTON

The foregoing instrument was executed and acknowledged before me by means of (X) Physical Presence or ( ) Online Notarization on this 1 day of June, 2026 by Kristen Hester, aka Kristen Hester Hughes, an unmarried woman, who ( ) is personally known to me or who (X) has produced driver's license as identification

Amanda L. Kramer  
Notary Public  
Printed Name:



[SEAL]

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

[Signature]  
Jeremy Hester

Signed, sealed and delivered in our presence:

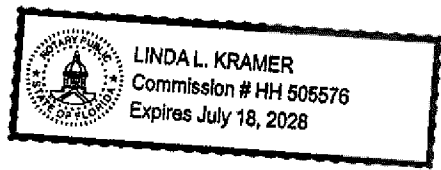
[Signature]  
WITNESS 1  
PRINT NAME: Tiffany Clark  
[Signature]  
WITNESS 2  
PRINT NAME: Linda L. Kramer

18 Pine Lake Dr.  
SRB, FL 32459.  
WITNESS 1 ADDRESS  
18 Pine Lake Dr  
SRB FL 32459  
WITNESS 2 ADDRESS

STATE OF FLORIDA  
COUNTY OF WALTON

The foregoing instrument was executed and acknowledged before me by means of (X) Physical Presence or ( ) Online Notarization on this 1 day of June, 2026 by Jeremy Hester, an unmarried man, who ( ) is personally known to me or who ( ) has produced driver's license as identification.

[Signature]  
Notary Public  
Printed Name:



[SEAL]

[contined on following page]