



AGENDA

CITY COUNCIL MEETING - REGULAR SESSION

MONDAY, FEBRUARY 05, 2024 at 9:00 AM

Midtown Plaza, 401 McLaughlin Ave., Bonifay, FL 32425

I. CALL TO ORDER

A. Invocation

B. Pledge of Allegiance

II. APPROVE AGENDA

III. APPROVE MINUTES

A. January 29th Regular Session Minutes

IV. APPROVE ACCOUNTS PAYABLE / TRANSFERS / FINANCIAL SHEETS TO REVIEW

V. VISITORS – PUBLIC ADDRESSING THE COUNCIL

NON- AGENDA AUDIENCE

Effective October 1, 2013, Florida Statute 286.0114 mandates that “members of the public shall be given a reasonable opportunity to be heard on a proposition before a Board or Commission.” Each individual shall have three (3) minutes to speak on the proposition before the Board. . THIS IS NOT A QUESTION AND ANSWER SESSION. It is NOT a political forum, nor is it a time for personal accusations and derogatory remarks to/or about City personnel. Those who wish to speak are reminded to observe proper decorum, and to avoid the use of profane or vulgar language. If you would like to address the City Council please come to the podium, state your name and address for the record

VI. PLANNING & ENGINEERING

A. Mott MacDonald- Amir

VII. OLD BUSINESS

A. Water & Sewer Rates- First Reading Ordinance 439

VIII. NEW BUSINESS

- A. Request to Abandon Alley - Susie Cloud Mabijs, Trustee Susie Cloud Mabijs Trustee of Susie Cloud Mabijs Revocable Trust
- B. Parks and Recreation- New Net and Vandalism
- C. LOGT Street Priorities

IX. COUNCIL / DEPARTMENT SUPERVISORS / CITY ATTORNEY DISCUSSION

Items not listed on Formal Agenda.

- A. Personnel Updates
- B. Department Updates
 - Police Department Month of January
 - Fire Department Month of January
- C. Employee Spotlight

X. ADJOURN

Persons with disabilities needing special accommodations to participate in this proceeding should contact City Hall at (850) 547-4238, at least five days prior to the proceedings.



MINUTES

CITY COUNCIL MEETING - REGULAR SESSION

MONDAY, JANUARY 29, 2024 at 6:00 PM

401 McLaughlin Ave Bonifay, FL 32425

I. CALL TO ORDER

Mayor Larry Cook called the meeting to order at 6:00 pm.

PRESENT

Mayor Larry Cook

Council Member James Sellers

Council Member Shelley Carroll

Council Member Rick Crews

Council Member Eddie Dixon – (Joined meeting between VII. and VIII.)

Also present:

City Clerk Rickey Callahan, City Attorney Jon Holloway, Deputy Clerk Tracy Walker, Executive Assistant Sierra Smith, Police Chief Johnny Whitaker, and Fire Chief Travis Cook

A. Invocation

Executive Assistant Sierra Smith gave invocation.

B. Pledge of Allegiance

Executive Assistant Sierra Smith led the Pledge of Allegiance.

II. APPROVE AGENDA

Motion made to approve the agenda by Council Member Crews, Seconded by Council Member Carroll.

Voting Yea: Mayor Cook, Council Member Sellers, Council Member Carroll, Council Member Crews, Council Member Dixon

III. APPROVE MINUTES

A. Approve Minutes of Regular Session January 16, 2024

Motion made to approve the minutes as amended to show Shelly Carroll attended by phone by Council Member Sellers, Seconded by Council Member Crews.

Voting Yea: Mayor Cook, Council Member Sellers, Council Member Carroll, Council Member Crews

IV. APPROVE ACCOUNTS PAYABLE / TRANSFERS / FINANCIAL SHEETS TO REVIEW

Motion made to approve Accounts Payable / Transfers / Financial Sheets by Council Member Sellers, Seconded by Council Member Carroll.

Voting Yea: Mayor Cook, Council Member Sellers, Council Member Carroll, Council Member Crews

V. VISITORS – PUBLIC ADDRESSING THE COUNCIL

NON- AGENDA AUDIENCE

Effective October 1, 2013, Florida Statute 286.0114 mandates that “members of the public shall be given a reasonable opportunity to be heard on a proposition before a Board or Commission.” Each individual shall have three (3) minutes to speak on the proposition before the Board. . THIS IS NOT A QUESTION AND ANSWER SESSION. It is NOT a political forum, nor is it a time for personal accusations and derogatory remarks to/or about City personnel. Those who wish to speak are reminded to observe proper decorum, and to avoid the use of profane or vulgar language. If you would like to address the City Council please come to the podium, state your name and address for the record

Shirley Randolph, 511 N. Tracy Street, thanked Public Works Director and his crew for cutting the limbs over her house and cleaning up.

Angela Willsey expressed concern of fire & safety issues in businesses in the City of Bonifay. She thanked the fire department and the police department for the work they do.

A. Richard Willsey requested to be added to the agenda to address purchasing.

Richard Willsey addressed the council regarding a city purchase from “Smith Design”. He questioned which businesses are required to purchase a business license. He also addressed Ordinance 213 stating it was created in 1992 and the fees are extremely cheap and asked the Council to review the ordinance and maybe adjust the current fee structure.

VI. PLANNING & ENGINEERING

No updates.

VII. OLD BUSINESS

None.

VIII. NEW BUSINESS

A. USDA RBDG Grant- Sierra

Executive Assistant Smith stated the USDA RBDG Grant was for the acquisition of downtown buildings and requested the Council's approval to use B & B Management Solutions in applying for the Grant. Ms. Smith said the deadline is toward the end of February, and the downtown buildings are valued at around 1/2 million dollars.

Motion made to move forward in applying for the grant by Council Member Crews, Seconded by Council Member Dixon.

Voting Yea: Mayor Cook, Council Member Sellers, Council Member Carroll, Council Member Crews, Council Member Dixon

IX. COUNCIL / DEPARTMENT SUPERVISORS / CITY ATTORNEY DISCUSSION

Items not listed on Formal Agenda.

A. Personnel Updates

None.

B. Department Updates

Executive Assistant Smith told the Council Members that City Clerk Callahan received notice that the City would receive \$200,000 energy efficient grant for lighting upgrades for Veterans Park.

C. Employee Spotlight

Mayor Cook thanked Public Works Director and his crew for repairing a collapsed water line in front of McDonald's, including boring under Highway 79, which only took 4 days.

Executive Assistant Smith also thanked County Commissioner Earl Stafford and Walton County Construction Services for their assistance with this repair.

Council Member Crews asked if the City would work with the County in getting the ditches cleaned a couple of days a month. City Clerk Callahan said he would check with Mr. Corbin.

X. ADJOURN

Motion made to adjourn meeting by Council Member Crews, Seconded by Council Member Dixon.

Voting Yea: Mayor Cook, Council Member Sellers, Council Member Carroll, Council Member Crews, Council Member Dixon

Mayor Cook adjourned the meeting at 6:21 pm.

Persons with disabilities needing special accommodations to participate in this proceeding should contact City Hall at (850) 547-4238, at least five days prior to the proceedings.

ORDINANCE NO. 439

AN ORDINANCE OF THE CITY OF BONIFAY, FLORIDA, AMENDING ORDINANCE 434 OF THE CITY OF BONIFAY RELATING TO WATER AND SEWER UTILITY RATES; ADOPTING AND ESTABLISHING MINIMUM UTILITY (WATER AND SEWER) RATES FOR CLASSES OF UTILITY CUSTOMERS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SCRIVENERS' ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Charter for the City of Bonifay, Florida was adopted by referendum on January 15, 1991; and

WHEREAS, Article 1, Section 1.01, of the City Charter of the City of Bonifay, Florida, empowers and enables the City of Bonifay to provide municipal services; and

WHEREAS, the City Council of the City of Bonifay, Florida, is vested with the authority to establish reasonable classifications of consumers of municipal services such as water and sewer and to establish variable rates for such classifications; and

WHEREAS, due to global increases in costs for materials and chemicals, and other inflationary pressures, the City finds it necessary and required in the best interest of the public to establish a rate structure which adequately provides for necessary revenues to service and maintain its water and sewer utilities, including debt obligations for prior system constructions and improvements, and to continue improvement of such systems to provide the highest quality safe drinking water and sanitary sewer service for the public good.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Bonifay, Florida, that the following minimum rates for the City of Bonifay (Water and Sewer) services are hereby established as follows:

SECTION 1 – AUTHORITY. The authority for enactment of this ordinance is Article VIII, Sec. 2, Constitution of the State of Florida, and Fla. Stat. Sec. 166.021.

SECTION 2 – FINDING OF FACTS. The preceding, whereas clauses are hereby adopted as findings of fact.

SECTION 3 – UTILITY RATES AND CLASSIFICATIONS. The following rates and classifications are hereby created and shall be the City’s minimum utility rates for the specified services:

RATE SCHEDULE ATTACHED AS EXHIBIT A

SECTION 4 – SEVERABILITY. If any section, subsection, paragraph, sentence, clause, or phrase of this Ordinance is held, for any reason, to be unconstitutional, void, or invalid, the validity of the remaining portion of the Ordinance shall not be affected thereby.

SECTION 5 - CONFLICTING ORDINANCES. All Ordinances and all sections or parts of sections of the Code of Ordinances of the City of Bonifay, Florida, in conflict herewith are repealed. All Ordinances and all sections or parts of sections of the Code of Ordinances of the City of Bonifay, Florida, not in conflict herewith shall remain in full force and effect.

SECTION 6 – SCRIVENER’S ERRORS. The correction of typographical errors which do not affect the intent of this Ordinance may be authorized by the Mayor or designee, without public hearing, by filing a corrected or re-codified copy with the City Clerk.

SECTION 7 -EFFECTIVE DATE. This Ordinance shall take effect immediately upon adoption.

FIRST READING: in regular session of the City Council of the City of Bonifay, Florida, on the 5th day of February, 2024.

PASSED AND ADOPTED in regular session of the City Council of the City of Bonifay, Florida, after due notice, publication, and second reading on the 20th day of February, 2024.

CITY OF BONIFAY:

BY: _____
Larry Cook
Mayor

ATTEST:

BY: _____
Rickey Callahan
City Clerk

APPROVED AS TO FORM:

BY: _____
Jonathan Holloway
City Attorney

EXHIBIT A
(NEW UTILITY RATES)

Inside City Limits Residential Water Rates:

VOLUME	RATES	INCREMENTS	EFFECTIVE DATE
0 - 2,000 gal	\$21.21	Base Rate	10/1/2023-9/30/24
2,001 - 5,000 gal	\$2.65	Per 1,000 gal	10/1/2023-9/30/24
5,001 - 8,000 gal	\$2.78	Per 1,000 gal	10/1/2023-9/30/24
8,001 - 12,000 gal	\$2.92	Per 1,000 gal	10/1/2023-9/30/24
12,001 and up	\$3.06	Per 1,000 gal	10/1/2023-9/30/24
0 - 2,000 gal	\$26.19	Base Rate	10/1/2024-9/30/25
2,001 - 5,000 gal	\$3.29	Per 1,000 gal	10/1/2024-9/30/25
5,001 - 8,000 gal	\$3.46	Per 1,000 gal	10/1/2024-9/30/25
8,001 - 12,000 gal	\$3.63	Per 1,000 gal	10/1/2024-9/30/25
12,001 and up	\$3.81	Per 1,000 gal	10/1/2024-9/30/25
0 - 2,000 gal	\$31.16	Base Rate	10/1/2025-9/30/26
2,001 - 5,000 gal	\$3.94	Per 1,000 gal	10/1/2025-9/30/26
5,001 - 8,000 gal	\$4.14	Per 1,000 gal	10/1/2025-9/30/26
8,001 - 12,000 gal	\$4.35	Per 1,000 gal	10/1/2025-9/30/26
12,001 and up	\$4.56	Per 1,000 gal	10/1/2025-9/30/26

Outside City Limits Residential Water Rates:

VOLUME	RATES	INCREMENTS	EFFECTIVE DATE
0 - 2,000 gal	\$26.51	Base Rate	10/1/2023-9/30/24
2,001 - 5,000 gal	\$3.31	Per 1,000 gal	10/1/2023-9/30/24
5,001 - 8,000 gal	\$3.47	Per 1,000 gal	10/1/2023-9/30/24
8,001 - 12,000 gal	\$3.65	Per 1,000 gal	10/1/2023-9/30/24
12,001 and up	\$3.83	Per 1,000 gal	10/1/2023-9/30/24
0 - 2,000 gal	\$32.73	Base Rate	10/1/2024-9/30/25
2,001 - 5,000 gal	\$4.12	Per 1,000 gal	10/1/2024-9/30/25
5,001 - 8,000 gal	\$4.32	Per 1,000 gal	10/1/2024-9/30/25
8,001 - 12,000 gal	\$4.54	Per 1,000 gal	10/1/2024-9/30/25
12,001 and up	\$4.77	Per 1,000 gal	10/1/2024-9/30/25
0 - 2,000 gal	\$38.95	Base Rate	10/1/2025-9/30/26
2,001 - 5,000 gal	\$4.93	Per 1,000 gal	10/1/2025-9/30/26
5,001 - 8,000 gal	\$5.17	Per 1,000 gal	10/1/2025-9/30/26
8,001 - 12,000 gal	\$5.43	Per 1,000 gal	10/1/2025-9/30/26
12,001 and up	\$5.70	Per 1,000 gal	10/1/2025-9/30/26

Inside City Limits Commercial Water Rates:

VOLUME	RATES	INCREMENTS	EFFECTIVE DATE
0 - 2,000 gal	\$21.21	Base Rate	10/1/2023-9/30/24
2,001 - 5,000 gal	\$2.65	Per 1,000 gal	10/1/2023-9/30/24
5,001 - 8,000 gal	\$2.78	Per 1,000 gal	10/1/2023-9/30/24
8,001 - 12,000 gal	\$2.92	Per 1,000 gal	10/1/2023-9/30/24
12,001 and up	\$3.06	Per 1,000 gal	10/1/2023-9/30/24
0 - 2,000 gal	\$26.19	Base Rate	10/1/2024-9/30/25
2,001 - 5,000 gal	\$3.29	Per 1,000 gal	10/1/2024-9/30/25
5,001 - 8,000 gal	\$3.46	Per 1,000 gal	10/1/2024-9/30/25
8,001 - 12,000 gal	\$3.63	Per 1,000 gal	10/1/2024-9/30/25
12,001 and up	\$3.81	Per 1,000 gal	10/1/2024-9/30/25
0 - 2,000 gal	\$31.16	Base Rate	10/1/2025-9/30/26
2,001 - 5,000 gal	\$3.94	Per 1,000 gal	10/1/2025-9/30/26
5,001 - 8,000 gal	\$4.14	Per 1,000 gal	10/1/2025-9/30/26
8,001 - 12,000 gal	\$4.35	Per 1,000 gal	10/1/2025-9/30/26
12,001 and up	\$4.56	Per 1,000 gal	10/1/2025-9/30/26

Outside City Limits Commercial Water Rates:

VOLUME	RATES	INCREMENTS	EFFECTIVE DATE
0 - 2,000 gal	\$26.51	Base Rate	10/1/2023-9/30/24
2,001 - 5,000 gal	\$3.31	Per 1,000 gal	10/1/2023-9/30/24
5,001 - 8,000 gal	\$3.47	Per 1,000 gal	10/1/2023-9/30/24
8,001 - 12,000 gal	\$3.65	Per 1,000 gal	10/1/2023-9/30/24
12,001 and up	\$3.83	Per 1,000 gal	10/1/2023-9/30/24
0 - 2,000 gal	\$32.73	Base Rate	10/1/2024-9/30/25
2,001 - 5,000 gal	\$4.12	Per 1,000 gal	10/1/2024-9/30/25
5,001 - 8,000 gal	\$4.32	Per 1,000 gal	10/1/2024-9/30/25
8,001 - 12,000 gal	\$4.54	Per 1,000 gal	10/1/2024-9/30/25
12,001 and up	\$4.77	Per 1,000 gal	10/1/2024-9/30/25
0 - 2,000 gal	\$38.95	Base Rate	10/1/2025-9/30/26
2,001 - 5,000 gal	\$4.93	Per 1,000 gal	10/1/2025-9/30/26
5,001 - 8,000 gal	\$5.17	Per 1,000 gal	10/1/2025-9/30/26
8,001 - 12,000 gal	\$5.43	Per 1,000 gal	10/1/2025-9/30/26
12,001 and up	\$5.70	Per 1,000 gal	10/1/2025-9/30/26

Inside City Limits Residential Wastewater Rates:

VOLUME	RATES	INCREMENTS	EFFECTIVE DATE
0 - 2,000 gal	\$42.34	Base Rate	10/1/2023-9/30/24
2,001 - 5,000 gal	\$4.38	Per 1,000 gal	10/1/2023-9/30/24
5,001 - 8,000 gal	\$4.60	Per 1,000 gal	10/1/2023-9/30/24
8,001 - 12,000 gal	\$4.83	Per 1,000 gal	10/1/2023-9/30/24
12,001 and up	\$5.07	Per 1,000 gal	10/1/2023-9/30/24
0 - 2,000 gal	\$47.22	Base Rate	10/1/2024-9/30/25
2,001 - 5,000 gal	\$4.76	Per 1,000 gal	10/1/2024-9/30/25
5,001 - 8,000 gal	\$5.00	Per 1,000 gal	10/1/2024-9/30/25
8,001 - 12,000 gal	\$5.25	Per 1,000 gal	10/1/2024-9/30/25
12,001 and up	\$5.51	Per 1,000 gal	10/1/2024-9/30/25
0 - 2,000 gal	\$52.09	Base Rate	10/1/2025-9/30/26
2,001 - 5,000 gal	\$5.14	Per 1,000 gal	10/1/2025-9/30/26
5,001 - 8,000 gal	\$5.40	Per 1,000 gal	10/1/2025-9/30/26
8,001 - 12,000 gal	\$5.51	Per 1,000 gal	10/1/2025-9/30/26
12,001 and up	\$5.79	Per 1,000 gal	10/1/2025-9/30/26

Outside City Limits Residential Wastewater Rates:

VOLUME	RATES	INCREMENTS	EFFECTIVE DATE
0 - 2,000 gal	\$52.92	Base Rate	10/1/2023-9/30/24
2,001 - 5,000 gal	\$5.48	Per 1,000 gal	10/1/2023-9/30/24
5,001 - 8,000 gal	\$5.75	Per 1,000 gal	10/1/2023-9/30/24
8,001 - 12,000 gal	\$6.04	Per 1,000 gal	10/1/2023-9/30/24
12,001 and up	\$6.34	Per 1,000 gal	10/1/2023-9/30/24
0 - 2,000 gal	\$59.02	Base Rate	10/1/2024-9/30/25
2,001 - 5,000 gal	\$5.95	Per 1,000 gal	10/1/2024-9/30/25
5,001 - 8,000 gal	\$6.25	Per 1,000 gal	10/1/2024-9/30/25
8,001 - 12,000 gal	\$6.56	Per 1,000 gal	10/1/2024-9/30/25
12,001 and up	\$6.89	Per 1,000 gal	10/1/2024-9/30/25
0 - 2,000 gal	\$656.12	Base Rate	10/1/2025-9/30/26
2,001 - 5,000 gal	\$6.43	Per 1,000 gal	10/1/2025-9/30/26
5,001 - 8,000 gal	\$6.75	Per 1,000 gal	10/1/2025-9/30/26
8,001 - 12,000 gal	\$6.89	Per 1,000 gal	10/1/2025-9/30/26
12,001 and up	\$7.23	Per 1,000 gal	10/1/2025-9/30/26

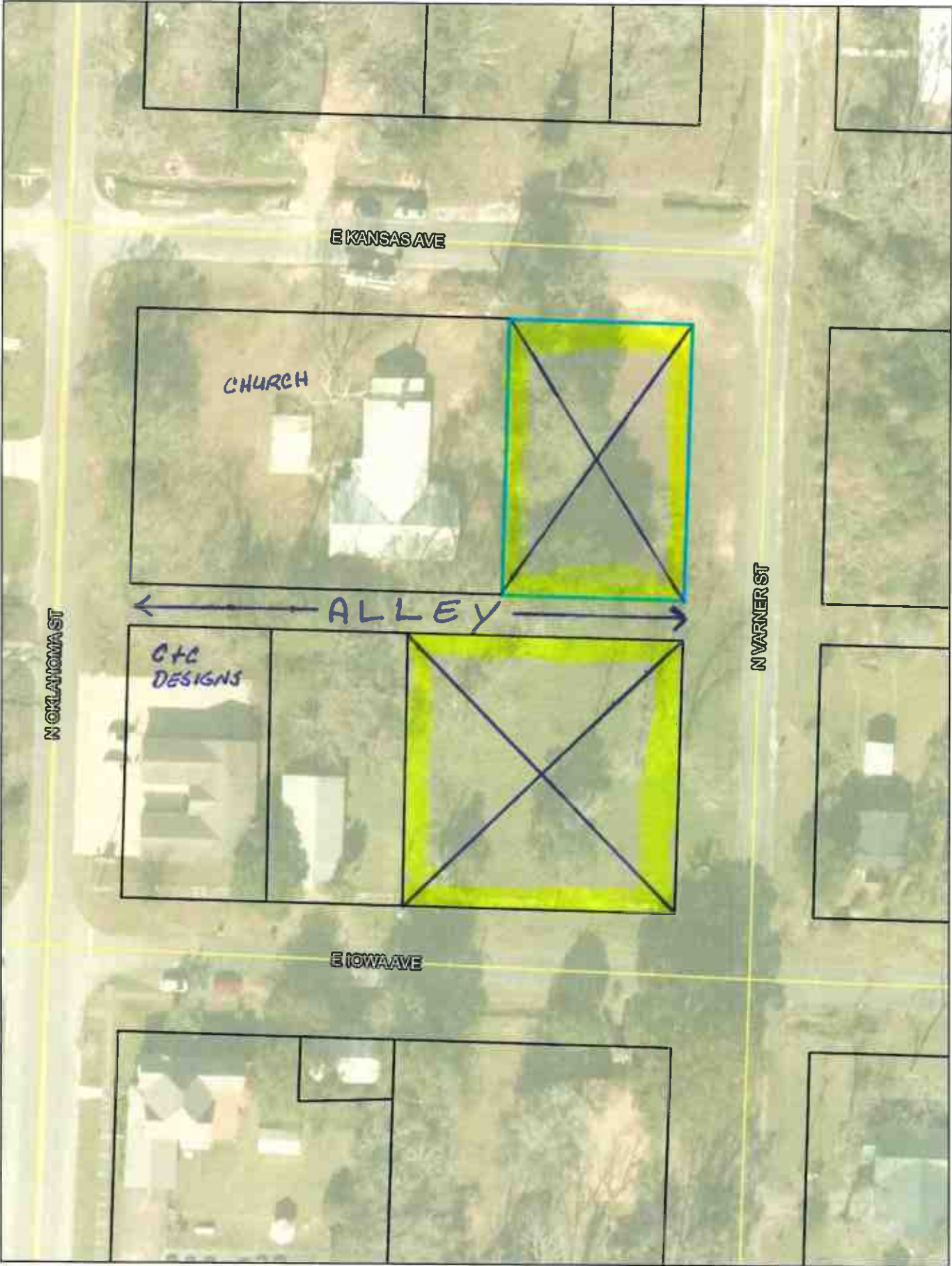
Inside City Limits Commercial Wastewater Rates:

VOLUME	RATES	INCREMENTS	EFFECTIVE DATE
0 - 2,000 gal	\$28.36	Base Rate	10/1/2023-9/30/24
2,001 - 5,000 gal	\$2.50	Per 1,000 gal	10/1/2023-9/30/24
5,001 - 8,000 gal	\$2.63	Per 1,000 gal	10/1/2023-9/30/24
8,001 - 12,000 gal	\$2.76	Per 1,000 gal	10/1/2023-9/30/24
12,001 and up	\$2.89	Per 1,000 gal	10/1/2023-9/30/24
0 - 2,000 gal	\$35.60	Base Rate	10/1/2024-9/30/25
2,001 - 5,000 gal	\$2.63	Per 1,000 gal	10/1/2024-9/30/25
5,001 - 8,000 gal	\$2.76	Per 1,000 gal	10/1/2024-9/30/25
8,001 - 12,000 gal	\$2.98	Per 1,000 gal	10/1/2024-9/30/25
12,001 and up	\$3.04	Per 1,000 gal	10/1/2024-9/30/25
0 - 2,000 gal	\$42.85	Base Rate	10/1/2025-9/30/26
2,001 - 5,000 gal	\$2.77	Per 1,000 gal	10/1/2025-9/30/26
5,001 - 8,000 gal	\$2.89	Per 1,000 gal	10/1/2025-9/30/26
8,001 - 12,000 gal	\$3.13	Per 1,000 gal	10/1/2025-9/30/26
12,001 and up	\$3.19	Per 1,000 gal	10/1/2025-9/30/26

Outside City Limits Commercial Wastewater Rates:

VOLUME	RATES	INCREMENTS	EFFECTIVE DATE
0 - 2,000 gal	\$66.83	Base Rate	10/1/2023-9/30/24
2,001 - 5,000 gal	\$4.95	Per 1,000 gal	10/1/2023-9/30/24
5,001 - 8,000 gal	\$5.20	Per 1,000 gal	10/1/2023-9/30/24
8,001 - 12,000 gal	\$5.46	Per 1,000 gal	10/1/2023-9/30/24
12,001 and up	\$5.62	Per 1,000 gal	10/1/2023-9/30/24
0 - 2,000 gal	\$71.55	Base Rate	10/1/2024-9/30/25
2,001 - 5,000 gal	\$5.50	Per 1,000 gal	10/1/2024-9/30/25
5,001 - 8,000 gal	\$5.77	Per 1,000 gal	10/1/2024-9/30/25
8,001 - 12,000 gal	\$6.06	Per 1,000 gal	10/1/2024-9/30/25
12,001 and up	\$6.23	Per 1,000 gal	10/1/2024-9/30/25
0 - 2,000 gal	\$80.86	Base Rate	10/1/2025-9/30/26
2,001 - 5,000 gal	\$6.04	Per 1,000 gal	10/1/2025-9/30/26
5,001 - 8,000 gal	\$6.34	Per 1,000 gal	10/1/2025-9/30/26
8,001 - 12,000 gal	\$6.66	Per 1,000 gal	10/1/2025-9/30/26
12,001 and up	\$6.85	Per 1,000 gal	10/1/2025-9/30/26

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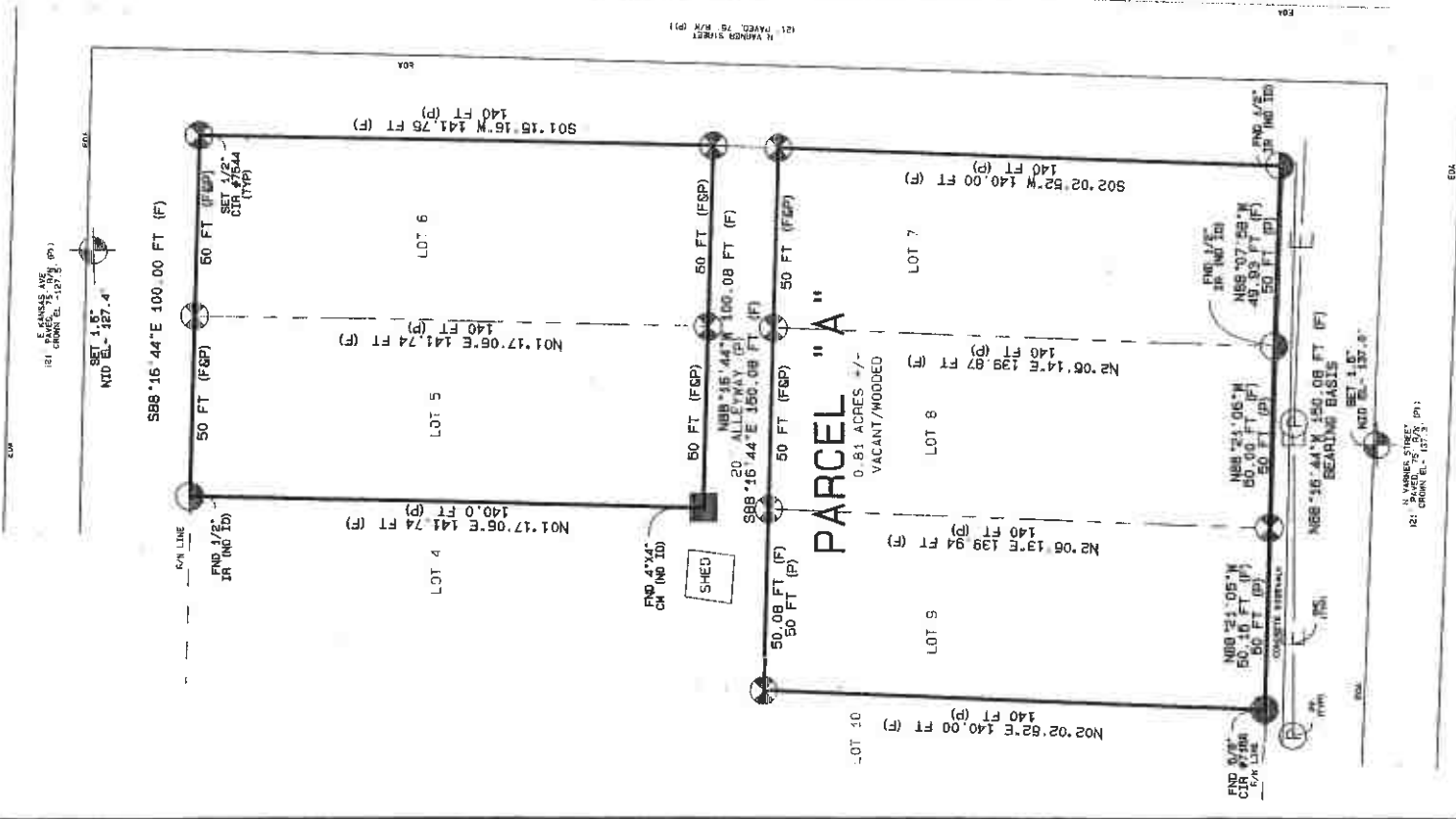
BOUNDARY SURVEY

OF
A PARCEL OF LAND LYING
IN SECTION 31, TOWNSHIP 5N,
RANGE 14W, HOLMES COUNTY,
FLORIDA

DESCRIPTION OF PARCEL "A"

BOOK 662 PAGE 740
LOT 5 AND 6 IN BLOCK 4, SECTION 31, TOWNSHIP 5 NORTH, RANGE 14
BONIFAY, ACCORDING TO THE PLAN OF SAID CITY DRAWN BY G. W. BANFI
OFFICE OF THE CLERK OF COUNTY OF HOLMES, WHICH P
AND SQUARES, IS BY REFERENCE, MADE A PART HEREOF, LESS
THEREOF THAT MIGHT BE THE RIGHT OF WAY OF ANY ABUTTING
BOOK 662 PAGE 706
LOTS 7, 8 AND 9, BLOCK 4, CITY OF BONIFAY, ACCORDING TO
DRAWN BY G. W. BANFILL, A COPY OF WHICH IS FILED IN PL
CLERK OF CIRCUIT COURT, HOLMES COUNTY, FLORIDA, BEING
NORTH, RANGE 14 WEST, ALL LYING AND BEING IN HOLMES CO

Section VIII, Item A.



R2: "PAVED" STREET
DRAWN E.L. - 127.3, (P1)

Prepared by and return to:
Panhandle Land Title, LLC
124 East Virginia Avenue
Bonifay, FL 32425
(850) 547-2025
File No 23-404

COPY

Parcel Identification No Property 1:
0531 02-005-004-002 000

(Spec. Above This Line For Recording Data)

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

This indenture made the 26th day of June, 2023 between Catalyst Holding Group, LLC, a Florida Limited Liability Company, whose post office address is 3362 Williams Road, Bonifay, FL 32425, Grantor, to Susie Cloud Mabius, Trustee of Susie Cloud Mabius Revocable Trust dated September 27, 2016, whose post office address is 334 South Bonita Avenue, Panama City, FL 32401, 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 Holmes County, Florida, to-wit:

Property 1:

Lots 5 and 6 in Block 4, Section 31, Township 5 North, Range 14 West, in the City of Bonifay, according to the Plan of said City Drawn by G W Banfill, on file in the Office of the Clerk of the Circuit Court of said County of Holmes, Which plan, with its streets and squares, is by reference, made a part hereof, LESS AND EXCEPT any portion thereof that might lie within the right of way of any abutting roadway.

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

Subject to taxes for 2023 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.

W

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

Signed, sealed and delivered in our presence:

[Signature]
WITNESS

Zohreh Wallis
1st Witness Printed Name

[Signature]
WITNESS

Tina Caccopardo
2nd Witness Printed Name

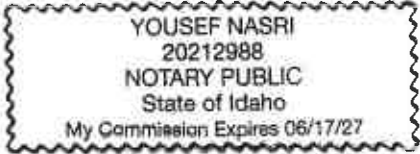
Catalyst Holding Group, LLC, a Florida Limited Liability Company

By: [Signature]
Ean P. Williams, Manager

STATE OF Idaho
COUNTY OF Ada

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization this 27th day of June, 2023 by Ean P. Williams, Manager of Catalyst Holding Group, LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally known: _____
OR Produced Identification: X

Type of Identification Produced: Florida Drivers License

Prepared by and return to:
Panhandle Land Title, LLC
124 East Virginia Avenue
Bonifay, FL 32425
(850) 547-2025
File No 23-400

COPY

Parcel Identification No Property 1:
0531.02-005-004-003.000

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 30th day of June, 2023 between Beverly D. Farley, and Sandra H. Spear, whose post office address is P O Box 1131, Bonifay, FL 32425, each conveying separately owned non-homestead property Grantors, to Susie Cloud Mabijs, Trustee of Susie Cloud Mabijs Revocable Trust dated September 27, 2016, whose post office address is 334 South Bonita Ave, Panama City, FL 32401, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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 Holmes County, Florida, to-wit:

Property 1:

Lots 7, 8 and 9, Block 4, City of Bonifay, according to the map or plat of said town drawn by G.W. Banfill, a copy of which is filed in Plat Book 1, Page 1, Office of the Clerk of Circuit Court, Holmes County, Florida, being in Section 31, Township 5 North, Range 14 West, all lying and being in Holmes County, Florida.

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

Subject to taxes for 2023 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 Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS
[Signature]
Janice J. Sapp

1st Witness Printed Name

WITNESS
[Signature]

Kaylon Hatcher
2nd Witness Printed Name

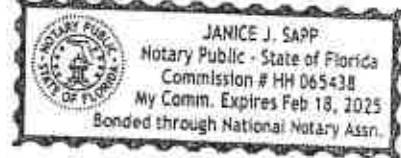
[Signature]
Beverly D. Farley
[Signature]
Sandra H. Spear

STATE OF FLORIDA
COUNTY OF HOLMES

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization this 30th day of June, 2023, by Beverly D Farley and Sandra H Spear.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary

Janice J. Sapp



Personally Known: OR Produced Identification: _____
Type of Identification _____
Produced: _____