

Return to: **Mrs. Deborah L. Russell**
Post Office Box 15131, Panama City, FL 32405

This Instrument Prepared by:
Mary Ann L. Brown
2817 State Avenue, Panama City, FL 32405

Property Appraisers Parcel Identification No. 03542-031-000

THIS WARRANTY DEED, Made the 20th day of **January, 2016**, by **GEORGE E. RUSSELL, a married man**, hereinafter called the **Grantor**, to **DEBORAH L. RUSSELL**, whose post office address is **Post Office Box 15131, Panama City, FL 32405**, hereinafter called the **Grantee**.

(Wherever 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, wherever the context so admits or requires.)

WITNESSETH, That the Grantor, for and in consideration of the sum of **LOVE AND AFFECTION**, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land, situate in **Bay County, State of Florida**, viz:

SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF.

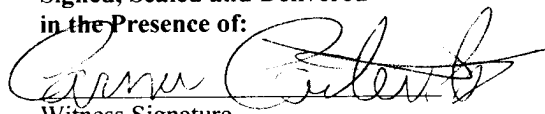
GRANTOR HEREIN AFFIRMS CAPTIONED PROPERTY IS NOT HIS HOMESTEAD.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. **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, and hereby 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, 2015.

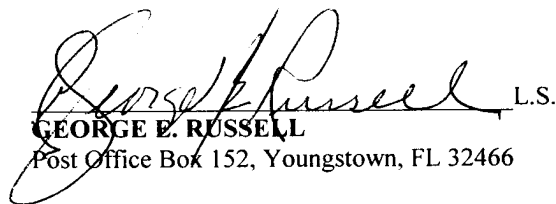
IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered
in the Presence of:



Witness Signature
Carmen Cartenata
Printed Name

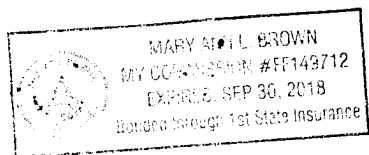
Mary Ann L Brown
Witness Signature
Mary Ann L Brown
Printed Name

 L.S.
GEORGE E. RUSSELL
Post Office Box 152, Youngstown, FL 32466

**STATE OF FLORIDA
COUNTY OF BAY**

I **HEREBY CERTIFY**, that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared, **GEORGE E. RUSSELL, a married man**, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, and oath was not taken. (X) Said person is personally known to me. () Said person provided the following type of identification: _____.

WITNESS my hand and official seal in the County and State last aforesaid this 20th day of **January, 2016**.



Mary Ann L. Brown
Notary Public - State of Florida

SCHEDULE A

Commence at the Northwest corner of the Southwest Quarter of the Southwest Quarter of Section 27, Township 1 South, Range 12 West, Bay County, Florida. Thence South 00o01'41" West along the West line of said Section 27 for 16.66 feet; thence North 89o06'01" East for 602.05 feet to the Northeast corner of Lot 2, C. F. Johnson unrecorded subdivision; thence South 00o53'33" East for 448.98 feet; thence North 89o06'01" East for 464.84 feet to the Northwest corner of Lot 11, C. F. Johnson unrecorded subdivision for the Point of Beginning. Thence South 00o10'10" West along the West line of said Lot 11 and Lot 12, C. F. Johnson unrecorded subdivision for 199.96 feet to the Southwest corner of said Lot 12; thence South 89o06'01" West for 200.04 feet to the Northwest corner of Lot 17, C.F. Johnson unrecorded subdivision; thence North 00o10'10" East for 199.96 feet; thence North 89o06'01" East for 200.04 feet to the Point of Beginning.

Together with an easement for ingress/egress across the following property:

Commence at the NW Corner of the SW4 of the SW4 of Section 27, T1S, R12W, Bay County, Florida, thence South 00o01'41" West along the West line of said Section 27 for 16.66 feet; thence North 89o06'01" East for 602.05 feet to the Northeast Corner of Lot 2, C.F. Johnson unrecorded subdivision; thence South 00o53'33" East for 448.98 feet; thence North 89o06'01" East for 264.80 feet to the P.O.B.; thence continue North 89o06'01" East for 200.04 feet to the Northwest Corner of a parcel more particularly described in Bay County Official Records Book 1288, page 1220; thence continue North 89o06'01" East along the North line of described parcel 221.03 feet; thence North 00o10'10" E for 60.01 feet to the Southeast Corner of Lot 10, C.F. Johnson unrecorded subdivision, thence S89o06'01" W along the South line of Lot 10 and the Westerly extension thereof for 421.07 feet more or less to a point North of the P.O.B., thence South 60.01 more or less to the Point of Beginning.