

General Warranty Deed

Made this February 7, 2018 A.D. By

Bradley Lamar Johnson, an unmarried person, hereinafter called the grantor, to **Adam W. Drysdale and wife, Michelle L. Drysdale**, whose post office address is: 100 Dickens Drive, Freeport FL 32439, hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) 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, Florida, viz:

Lot 3, Block A, Bay Front Unit Six, a subdivision as per plat thereof, recorded in Plat Book 14, Page 67, of the Public Records of Bay County, Florida being more particularly described as follows:

Commence at the intersection of the North R/W line of Howard Road and the West R/W line of Gay Avenue; thence N 00 degrees 32 minutes 45 seconds E along said West R/W line for 10.22 feet with the Westerly extension of the North R/W line of Howard Road; thence S 89 degrees 58 minutes 00 seconds E along said North R/W line for 225.00 feet to the Point of Beginning; thence S 89 degrees 58 minutes 00 seconds E for 75.00 feet; thence N 00 degrees 32 minutes 45 seconds E for 130.00 feet; thence N 89 degrees 58 minutes 00 seconds W for 75.00 feet; thence S 00 degrees 32 minutes 45 seconds W for 130.00 feet to the Point of Beginning.

Grantees herein, as part of the purchase price and consideration for this deed, assume and agree to pay the indebtedness evidenced by that certain deed of trust made October 14, 2009 to USAA Federal Savings Bank which instrument is recorded in the office of Bay County, State of Florida on October 21, 2009, Document No. 2009059844, in Office Records Book 3192, page 2275. For the same consideration Grantees hereby assume all obligation of Bradley Lamar Johnson under the terms of the instruments creating and securing the loan referred to in the deed of trust and also agree to indemnify the Department of Veterans Affairs to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. This liability to the Department of Veterans Affairs is under the authority of chapter 37, title 38 of the United States Code. Grantees further agree to the release of any or all prior obligors of the indebtedness above mentioned. Said Mortgage has a principal balance of \$136,168.32.

Parcel ID Number: **07227-508-000**

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; 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, 2018.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.
Signed, sealed and delivered in our presence:

[Signature]
Witness Printed Name
Danielle Abbey

[Signature] (Seal)
Bradley Lamar Johnson

[Signature]
Witness Printed Name
Kerene J. Brown

[Signature] (Seal)
Audrone Johnson

State of AE, Germany
County of Ramstein AB

The foregoing instrument was acknowledged before me this 13th day of February, 2018, by Bradley Lamar Johnson and Audrone Johnson, who is/are personally known to me or who has produced military ID as identification.

Terri Kiefer
Omega Title, LLC
2222 Jenks Avenue
Panama City, Florida 32405

[Signature]
Notary Public
Print Name: AYANA WORRELL-GROGAN, C.D., USAF
My Commission
Expires: INDEF.



Grantees:

Terri Kiefer
Witness Printed Name Terri Kiefer

Adam W. Drysdale (Seal)
Adam W. Drysdale

Nedra Gause
Witness Printed Name Nedra Gause

Michelle L. Drysdale (Seal)
Michelle L. Drysdale

State of Florida
County of Bay

The foregoing instrument was acknowledged before me this 21 day of February, 2018, by Adam W. Drysdale and Michelle L. Drysdale who is/are personally known to me or who has produced *DL* as identification.

Terri Kiefer
Omega Title, LLC
2222 Jenks Avenue
Panama City, Florida 32405

Terri Kiefer
Notary Public Terri Kiefer
Print Name: _____
My Commission _____
Expires: _____

