

Prepared by and return to:

Vanessa Weltlin
Cornerstone Title Agency, Inc.
2424 Jenks Ave.
Panama City, FL 32405

File Number: 1907784

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 17th day of June, 2019, between Lisa Moore f/k/a Lisa M. Nicodemus whose post office address is 704 Hummingbird St, Lynn Haven, FL 32444 grantor, and Asif Islam whose post office address is 2604 Parkwood Dr, Panama City, FL 32405, grantee:

(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 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 the **Bay County, Florida**, to-wit:

For a point of reference, commence at a 4"x4" concrete monument and disk stamped "No. 1718", said concrete monument being the Northeast corner of Lot 123 of the St. Andrews Bay Development Company's Subdivision of Section 21 as recorded in Plat Book 6, Page 13 of the Public Records of Bay County, Florida; thence run along the East boundary of said Lot 123, (and a projection thereof), South 00°21'41" East (an assumed bearing) for a distance of 313.72 feet; thence departing said East boundary of Lot 123, run South 89°38'19" West for a distance of 52.13 feet to the Point of Beginning; thence run along the perimeter of Unit 1007 including the garage and porch and along the party wall centerlines between Unit 1007 and Units 1006 and 1008 the following ten (10) courses: South 00°16'34" East, for a distance of 12.30 feet; thence South 89°43'26" West, for a distance of 10.30 feet; thence South 00°16'34" East, for a distance of 6.70 feet; thence South 89°43'26" West, for a distance of 45.20 feet; thence North 00°16'34" West, for a distance of 3.00 feet; thence South 89°43'26" West, for a distance of 10.00 feet; thence North 00°16'34" West, for a distance of 3.00 feet; thence North 89°43'26" East, for a distance of 10.00 feet; thence North 00°16'34" West, for a distance of 3.00 feet; thence North 89°43'26" East, for a distance of 55.50 feet to the Point of Beginning. A/K/A Unit 1007, Baldwin Rowe Townhomes

Parcel Identification Number: 12860-238-000

This is not the homestead property of the grantor under the laws and constitution of the State of Florida

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

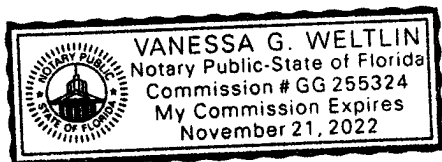
Vanessa G. Weltlin
Witness Name: Vanessa G. Weltlin

Lisa Moore
Lisa Moore

Jeremy Stark
Witness Name: Jeremy Stark

State of Florida
County of Bay

The foregoing instrument was acknowledged before me this 17th day of June, 2019, by **Lisa Moore a/k/a Lisa M. Nicodemus**, she () is personally known to me or () has produced driver's license as identification.



Vanessa G. Weltlin
Notary Public

Printed Name: Vanessa G. Weltlin

My Commission Expires: 11/21/22