

Prepared by and Return to:

Donna Furney
MTI Title Insurance Agency, Inc.
11501 Hutchison Blvd., Suite 107
Panama City Beach, FL 32407

-Incidental to the issuance of title insurance

Property Appraiser's Parcel ID #07400-779-000
File- MFL-2231727
Consideration Amount \$40,000.00

TRUSTEE DEED

This Indenture, Made this 16th day of December, 2019, between Patricia A. Lucas, individually and Patricia A. Lucas, as Successor Trustee of the Walter H. Lucas Jr. Trust, dated April 13, 2000, whose post office address is: 70 Corral Creek Drive, Orondo, WA 98843, hereinafter called the "Grantor"*, and, Shyann Properties LLC whose post office address is: 113 Arthur Avenue, Panama City, FL 32401, hereinafter called the "Grantee":

Witnesseth: That said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, 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 County, FL, and being further described as follows:

Commence at the Northwest corner of Lot 27, Block "E", Sandy Creek Ranch and Country Club Phase One, as per plat thereof recorded in Plat Book 14, Page 4 of the Public Records of Bay County, Florida; thence S 85°55'30" W along the South right of way line of Raintree Drive, 265.64 feet to the P.C. of a curve to the right having a radius of 330 feet, a delta angle of 30°46'48"; thence continue along said curve, 177.28 feet to the P.T. of said curve; thence N 63°34'22" W along said right of way line, 106.80 feet to the P.C. of a curve to the left having a radius of 270 feet, a delta angle of 26°29'38"; thence continue along said curve, 124.85 feet to the P.T. of said curve; thence S 89°56' W along said right of way line 562.78 feet; thence S 18°11' E, 85.13 feet; thence N 67°19'30" W, 68.40 feet; thence S 22°40'30" W, 32.70 feet; thence N 67°19'30" W, 13 feet; thence S 22°40'30" W, 26.33 feet to the Point of Beginning; thence N 67°19'30" W, 12.70 feet; thence S 22°40'30" W, 25.33 feet; thence S 67°19'30" E along the extended centerline of a common wall 69.20 feet; thence N 22°40'30" E, 25.33 feet; thence N 67°19'30" W along the extended centerline of a common wall 56.50 feet to the Point of Beginning.

Property Address: 12031 Raintree Drive, Unit C, Panama City, FL 32404

AND THE SAID Grantor will only warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of those persons claiming by, through or under Grantor, but not otherwise.

*"Grantor" and "grantee" are used for singular or plural, as context requires.

Subject to easements, restrictions, and covenants of record, and real property taxes for the current year which are prorated.

Said property is not the homestead of the grantor under the laws and constitution of the State of Florida in that neither grantor nor any member of the household of grantor resides thereon.

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

Walter H. Lucas Trust dated April 13, 2000

By: [Signature]
Patricia A. Lucas, Individually and as
Successor Trustee

[Signature]
Witness #1 Signature

[Signature]
Witness #2 Signature

Diana Elica Anaya
Witness #1 Print Name

Annadeatra C. Doty
Witness #2 Print Name

State of WA ; County of Okan

The foregoing instrument was acknowledged by me this December 20th, 2019 by: Patricia A. Lucas as Individually and as Trustee(s) of Patricia A. Lucas, as Successor Trustee of the Walter H. Lucas Jr. Trust, dated April 13, 2000, who is/are authorized to execute the forgoing instrument, and is/are personally known by me or who has/have produced: Divers License as identification and who did not take an oath.

[Signature]
Notary Public My Commission Expires: Jan 18, 2023

