File # 2020015010, OR BK: 4226 PG: 1319, Pages: 1 of 5, Recorded 2/26/2020 at 3:20 PM, Bill Kinsaul, Clerk Bay County, Florida D DOCTAX PD \$170.10 Deputy Clerk GB Trans # 1590278

#### **WARRANTY DEED**

This Deed, made between A.J. Simpson, Wilda Dyess, Charlotte Carter, Karen Burkett, Danny Allen Stokes, LeeAnn Stokes, Shannon Cooper and Timothy Shane Simpson ("Grantor"), whose mailing address is 1304 Texas Avenue, Lynn Haven, FL 32444, and Natasha Kay Johnson and Bradley William Johnson, wife and husband ("Grantee"), whose mailing address is 506 Pine Cone Drive, Haughton, LA 71037. Grantor, for \$10.00 and other valuable consideration, conveys to Grantee the following described real estate, together with fixtures and other appurtenant interests, in Bay County in the State of Florida ("Property"):

#### SEE EXHIBIT "A" ATTACHED FOR LEGAL DESCRIPTION

Grantor does hereby fully warrant the title to the Property, and will defend the same against the lawful claims of all persons whomsoever, subject to: covenants, easements, and restrictions of record; matters of plat; existing zoning and government regulations; oil, gas and mineral rights of record if there is no right of entry; current taxes; and mortgages that Grantee will assume.

This is not the Grantor's homestead property.			
Dated: 2/14/20			
Day Cor	· Af Simpson		
Witness Signature	Grantor Signature		
manda Taylor	A.J. Simpson		
Witness Printed Name	Grantor Printed Name		
Witness Signature, / . / 1 (	Grantor Signature		
Vick L. Joover	***See additional signature pages.		
Witness Printed Name	Grantor Printed Name		
Notary Public State of Florida Vicki L Hoover My Commission GG 196091 Expires 07/08/2022	ACKNOWLEDGMENT  STATE OF Florida  COUNTY OF B149  The foregoing instrument was acknowledged before by means of physical presence or online notarization this day of Feb 20 20 by		
Prepared by Knight Barry Title Solutions Inc. 415 Richard Jackson Blvd., Panama City Beach, FL. File No: 1082876	A.J. Simpson, ***See additional signature pages.  See at tached Exhibit 1, 2, 3  Notary Public:  Notary Public, State of Florida  driver's license / state identification card		

dther: \_\_\_

## ADDENDUM TO WARRANTY DEED

## SIGNATURE PAGE

DATE: 02/14/20 / JULIA DYS	
Charleter Cate	
CHARLOTTE CARTER	
KAREN BURKETT	
Timetry Share Simps	n
Lee a Sleve	
LEEANN STOKES	
STATE OF: FLORIDA	
COUNTY OF: BAY	
The foregoing instrument was acknowledged before me by means of	
Physical Presence orOnline Notarization	
•	
This 14th day of February 2020 by:	
This 14th day of February , 20 20 by: WILDA DYESS, CHARLOTTE CARTER, KAREN BURKETT, TIMOTHY SHANE SIMPSON, LEEANN STO	ŒS
WILDA DYESS, CHARLOTTE CARTER, KAREN BURKETT, TIMOTHY SHANE SIMPSON, LEEANN STO	
Notary Public:	KES
WILDA DYESS, CHARLOTTE CARTER, KAREN BURKETT, TIMOTHY SHANE SIMPSON, LEEANN STO	KES
Notary Public:	KES
Notary Public, State of: FLORIDA  Driver's license/State Identification Card  Notary Public State of Fiorids  Witness:	KES
Notary Public:  Notary Public, State of: FLORIDA  Driver's license/State Identification Card  Notary Public Commission Expires:  Other:	KES
Notary Public, State of: FLORIDA  Driver's license/State Identification Card  Notary Public State of Florida  Vicki L Hoover  Vicki L Hoover	KES

# ADDENDUM TO WARRANTY DEED

## SIGNATURE PAGE

DATE: 2 12 20	SHANNON COOPER	n Coa	gu
STATE OF: Georgia			•
COUNTY OF: TIF+		_	
The foregoing instrument was acknowled	edged before me	by means of	
Physical Presence	or		_Online Notarization
This 12th day of 02		, 20	20 by:
<u>Shannon</u>	. Cooper		
Notary Public:	0		
Notary Public, State of: Georgic	9	Commiss	ion Expires: 09 30 2022
Driver's license/State Identifica	O MOES COUNT	Othe Whoff BollLA	
Witness: Muliat Non	<u> </u>	1955-Whomestablishing	
Robert Ro	22	CONTRACTOR OF THE STATE OF THE	
Witness: <del>Lila Haynes</del> <u>Lila Hayne</u>	25		

## ADDENDUM TO WARRANTY DEED

## SIGNATURE PAGE

DATE: 2-14-2020 DANNY ALLEN STOKES
STATE OF: HIKANSAS
COUNTY OF: Washington
The foregoing instrument was acknowledged before me by means of
Physical Presence orOnline Notarization
This 14th day of 1010014 , 20 20 by:
Danny Allen Stokes
Notary Public: May M. Enubers
Notary Public, State of: AY Kan Sa S Commission Expires: 7-23-205
Oriver's license/State Identification Card Other:
KAREN M. FINEBERG WASHINGTON COUNTY NOTARY PUBLIC - ARKANSAS My Commission Expires July 23, 2026 Commission No. 12890330  Schnithalanh Cantrell  Robblehold
Blake Laticlais

Exhibit 3

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### **EXHIBIT A**

The East Half of the West Half of the Southeast Quarter of the Southwest Quarter of Section 5, Township 1 North, Range 12 West, Bay County, Florida.

For informational purposes only

Property Address: 10133 Owenwood Rd, Fountain, FL 32438

Tax Key No.: 00464-000-000

