

Prepared by and return to:

Darlene Melvin
Cornerstone Title Agency, Inc.
2424 Jenks Ave.
Panama City, FL 32405

File Number: **2008807**

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this **3rd day of August, 2020**, between **Gayle L. Stanford, an unmarried person** whose post office address is **237 S Kimbrel Ave, Panama City, FL 32404**, grantor, and **Claire E Martin** whose post office address is 13 Danbury Court, Niceville, FL 32578 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:

BEGINNING AT A POINT WHICH IS 460 FEET WEST OF AND 70 FEET NORTH OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SOUTHWEST 1/4) OF THE NORTHEAST QUARTER (NORTHEAST 1/4) OF THE NORTHWEST QUARTER (NORTHWEST 1/4) OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 14 WEST, OF BAY COUNTY, FLORIDA, RUNNING THENCE NORTH 70 FEET; THENCE WEST 85 FEET, THENCE SOUTH 70 FEET; THENCE EAST 85 FEET TO THE POINT OF BEGINNING.

Parcel Identification Number: 15223-031-000

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, 2019.

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

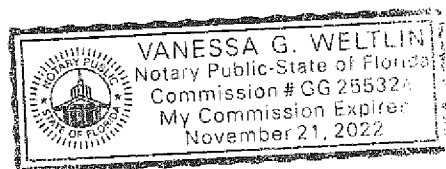
Gayle L. Stanford
Gayle L. Stanford

Terriese Campbell
Witness Name: Terriese Campbell

STATE OF FLORIDA

COUNTY OF Bay

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3rd day of August, 2020, by Gayle L. Stanford.



Vanessa G. Weltlin
(Signature of Notary Public - State of Florida)
Vanessa G. Weltlin

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification

Type of Identification Produced driver's license