

After Recording Return to:
Darlene Robinson, an employee of
South Oak Title 30A, LLC
2810 Martin Luther King Jr. Blvd
Suite A
Panama City, FL 32405

This Instrument Prepared by:
Darlene Robinson, an employee of
South Oak Title 30A, LLC
2810 Martin Luther King Jr. Blvd
Suite A
Panama City, FL 32405
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
28991-032-000
File No.: 20-2830

WARRANTY DEED

This Warranty Deed, Made the 27th day of August, 2020, by **Andrew J. Fowler, an unmarried man**, whose post office address is: **1801 30th Street West, Panama City, FL 32405**, hereinafter called the "Grantor", to **April Swift**, whose post office address is: **3515 19th Street West Unit 15, Panama City, FL 32405**, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **One Hundred Fifty One Thousand Dollars and No Cents (\$151,000.00)** 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**, to wit:

Commence at the intersection of the South right of way line of 19th Street and the East right of way line of Molitor Avenue; thence South along the East right of way line of Molitor Avenue 51.05 feet to the Point of Beginning; thence East at an angle of 90°07'35" to the left for 148.97 feet to the West side of a 16 foot Road; thence South at an angle of 90°07'35" to the right along said Road 24.25 feet; thence at an angle of 89°52'25" to the right along the extended centerline of a common wall for 148.97 feet to the East right of way line of Molitor Avenue; thence North at an angle of 90°07'35" to the right along said right of way line 24.25 feet to the Point of Beginning. Being a part of Lots 2 and 17, Block 7, St. Andrews Bay Real Estate Company's Plat recorded in Plat Book 4, Page 57, in the Public Records of Bay County, Florida

The property is the homestead of the Grantor(s).

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 2020, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature:

Darlene C. Robinson Andrew J. Fowler

Andrew J. Fowler

Printed Name:

Darlene C. Robinson

Witness Signature:

Christin Carmack

Printed Name:

Christin Carmack

State of Florida
County of Bay

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27th day of August, 2020 by Andrew J. Fowler, **an unmarried man**. He is ☐ Personally Known OR ☒ Produced drivers license(s) as Identification.

Darlene C. Robinson

Notary Public Signature

Printed Name:

Darlene C. Robinson (SEAL)

My Commission Expires:

