

Prepared by:

Defender Title and Escrow Agency, LLC
2605 Thomas Drive, #105
Panama City Beach, FL 32408

File Number: 20-1842
Parcel ID: 06990-110-000

Warranty Deed

This Warranty Deed made this 23 day of November, 2020, between Adrienne M. Taylor, n/k/a Adrienne M. Wallace a married woman, joined by her spouse, Nathan Wallace (henceforth referred to as "Grantor") whose post office address is 606 Shady Oaks Lane, Lynn Haven, FL 32444, and **Frances Thompson, a married woman**, (henceforth referred to as "Grantee") of **627 South Berthe Avenue, Panama City, FL 32404:**

(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 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 land, situate, lying and being in Bay County, Florida to wit.

Begin at the Southwest Corner of Lot 22, in The Water's Edge Subdivision, according to the plat thereof as recorded in Plat Book 14, Page 22, of the Public Records of Bay County, Florida; thence N00°05'21"E along the East right of way line of Berthe Avenue (former State Road 22-A), said right of way line being 40 feet East of center line, 22.80 feet; thence S89°54'39"E, 144.00 feet to the West right of way line of a private road; thence S00°05'21"W along said West right of way line of a private road, 20.80 feet; thence Southwesterly along said right of way line of a private road along a curve to the right having a delta angle of 90°, a radius of 39.00 feet, an arc length of 61.26 feet, and on a chord bearing S45°05'21"W for a chord distance of 55.15 feet to a point of tangent; thence N89°54'39"W along said right of way line of a private road 105.00 feet to the aforesaid East right of way line of Berthe Avenue: thence N00°05'21"E, 37.00 feet to the Point of Beginning.

To Have and To Hold, the same in fee simple forever.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

The Grantor hereby covenants with said Grantee, her heirs and/or assigns, 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.

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

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

Allie DeGenova
Witness 1
Printed Name: Allie DeGenova

Adrienne M. Taylor n/k/a Adrienne M. Wallace
Adrienne M. Taylor n/k/a Adrienne M. Wallace

Kristin J. Huggens
Witness 2
Printed Name: KRISTIN J HUGGENS

Nathan Wallace
Nathan Wallace

STATE OF FLORIDA

ACKNOWLEDGMENT

COUNTY OF BAY

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 18th day of November, 2020 by Adrienne M. Wallace and Nathan Wallace who () was/were personally known to me, or (X) presented the following identification: DL

Allie DeGenova
Notary Public
My Commission Expires: 1/15/2024

(Notary Stamp)
Allie DeGenova
Comm. #GG947772
Expires: Jan. 15, 2024
Bonded Thru Aaron Notary

