

Prepared By and Return To:

Florida Coastal Closing & Escrow, LLC
Attn: Arianne Meredith
1022 West 23rd Street, Suite 600
Panama City, FL 32405

Order No.: 20-0611

Property Appraiser's Parcel I.D. (folio) Number:
38335-194-000

WARRANTY DEED

THIS WARRANTY DEED dated November 25, 2020, by Mitchell Lynn Long and Anna Christine Long, husband and wife, whose post office address is 436 Marina Drive NW, Charleston, Tennessee 37310 (the "Grantor"), to James Clayton Lee, Jr. and Patricia Mary Lee, husband and wife, whose post office address is 17462 Front Beach Rd, Unit 38D, Panama City Beach, Florida, 32413 (the "Grantee").

(Wherever 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)

WITNESSETH: That the Grantor, for and in consideration of the sum of One Hundred Ninety-Two Thousand And No/100 Dollars (\$192,000.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Bay, State of Florida, viz:

Condominium Unit No. D, in Building 38, of HORIZON SOUTH VII, a Condominium, all as set forth in the Declaration of Condominium and the exhibits annexed thereto and forming a part thereof, recorded in Official Records Book 1029, Page 1461 and amended in Official Records Book 1496, Page 1871, of the Public Records of Bay County, Florida, as amended from time to time. The above description includes, but is not limited to, all appurtenances to the condominium unit above described, including the undivided interest in the common elements of said condominium.

Subject to easements, restrictions, reservations and limitations of record, 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, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Mitchell L. Long
Mitchell Lynn Long

Anna Christine Long
Anna Christine Long

Grantor Address:

436 Marina Drive NW
Charleston, TN 37310

Arianne Meredith
Witness Signature

Arianne Meredith
Printed Name of First Witness

Michael A. Alvis
Witness Signature

MICHAEL A ALVIS
Printed Name of Second Witness

STATE OF FLORIDA

COUNTY OF BAY

The foregoing instrument was executed and acknowledged before me by means of ☒ Physical Presence or ☐ Online Notarization on 11/24/21, by Mitchell Lynn Long and Anna Christine Long.

Personally known ☐
or Produced Identification ☒
Type of Identification Produced id

Arianne Meredith

Notary Public

Print Name:

My Commission Expires:

