



Prepared by
Robin Brannon, an employee of
First American Title Insurance Company
2353 Jenks Avenue
Panama City, FL 32405
(850)763-8426

Return to: Grantee

File No.: 2006-2669855

WARRANTY DEED

This indenture made on **December 10, 2020 A.D.**, by

Brandon D. Burghardt and Christina M. Burghardt, husband and wife

whose address is:
hereinafter called the "grantor", to

Jeffrey R. Puckett and Brandi K. Puckett, husband and wife

whose address is: **11624 Highway 77 Southport, FL 32409**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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:

PARCEL 1:

Commence at the SE Corner of the Northwest Quarter of Section 32, Township 1 South, Range 14 West, Bay County, Florida; thence West, along the South line of said Northwest Quarter (NW 1/4), 927.50 feet to the Easterly Right of Way line of State Road No. 77; thence North 26 Degrees 14'36" West, along said Right of Way line, 734 feet to the South line of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW 1/4) and the Point of Beginning; thence continue along said Right of Way line, North 26 Degrees 14'36" West, 175 feet; thence North 63 Degrees 45'24" East, 150 feet; thence North 26 Degrees 14'36" West, 100.00 feet; thence North 63 Degrees 45'24" East, 136.61 feet; thence South 00 Degrees 20'16" East, 372.59 feet; thence South 89 Degrees 39'44" West, 137.67 feet to the Point of Beginning.

PARCEL 2:

Commence at the SE Corner of the Northwest Quarter of Section 32, Township 1 South, Range 14 West, Bay County, Florida; thence West, along the South line of said Northwest Quarter (NW 1/4), 927.50 feet to the Easterly Right of Way line of State Road No. 77; thence North 26 Degrees 14'36" West, along said Right of Way line, 734 feet to the South line of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4); thence North 89 Degrees 39'44" East, along the South line of the Northwest Quarter (NW 1/4)

of the Northwest Quarter (NW 1/4), 137.67 feet to the Point of Beginning; thence North 89 Degrees 39'44" East, 450.93 feet; thence North 00 Degrees 20'16" West, 660 feet; thence South 89 Degrees 44'15" West, 450.93 feet; thence South 00 Degrees 20'16" East, 660.59 feet to the Point of Beginning.

Less and except the following described parcel:

Commence at the SE Corner of Northwest Quarter (NW 1/4) of Section 32, Township 1 South, Range 14 West, Bay County, Florida; thence West along the South line of said Northwest Quarter (NW 1/4) 927.50 feet to the Easterly Right of Way line of State Road No. 77; thence North 26 Degrees 14'36" West, along said Right of Way line 734 feet to the South line of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4); thence North 89 Degrees 39'44" East along the South line of the NW 1/4 of the NW 1/4 for 220.00 feet to the Point of Beginning; thence continue along said bearing and line 150 feet; thence North 00 Degrees 25'25" West for 145.50 feet; thence South 89 Degrees 39'44" West for 150 feet; thence South 00 Degrees 25'25" East for 145.50 feet to the Point of Beginning.

Parcel 3:

Commence at the SE Corner of the NW 1/4 of Section 32, Township 1 South, Range 14 West, Bay County, Florida; thence West along the South line of said NW 1/4, 927.50 feet to the Easterly R/W line of State Road No. 77; thence N 26 Degrees 14'36"W along said R/W line, 1909.56 feet; thence N 89 Degrees 44'15"E, 648.13 feet to the Point of Beginning; thence continue N 89 Degrees 44'15"E, 550 feet; thence S 00 Degrees 41'28"E, 396 feet; thence S 89 Degrees 44'15"W, 550 feet; thence N 00 Degrees 47'28"W, 396 feet to the Point of Beginning.

Parcel 4:

Commence at the SE Corner of NW 1/4 of Section 32, Township 1 South, Range 14 West, Bay County, Florida; thence West along the South line of said NW 1/4 927.50 feet to the Easterly R/W line of State Road No. 77; thence N 26 Degrees 14'36"W, along said R/W line 1009.00 feet to the Point of Beginning; thence continue N 26 Degrees 14'36"W along said R/W line, 259.07 feet; thence N 63 Degrees 45'24"E, 412.44 feet; thence S 00 Degrees 20'16"E 288.00 feet; thence S 63 Degrees 45'24"W, 286.61 feet to the said R/W line and the Point of Beginning.

Parcel Identification Number: **07567-003-000**

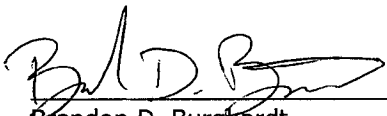
Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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

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

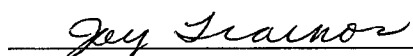
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2020.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

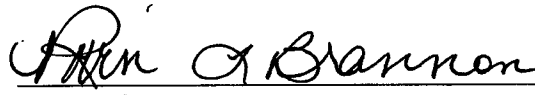

Brandon D. Burghardt


Christina M. Burghardt

Signed, sealed and delivered in our presence:


Witness Signature

Print Name: JOY TRAINOR


Witness Signature

Print Name: Robin L. Brannon

State of **FL**

County of **Bay**

The Foregoing Instrument Was Acknowledged before me by means of ☒ physical presence or ☐ online notarization, on **December 10, 2020**, by **Brandon D. Burghardt and Christina M. Burghardt, husband and wife** who is/are personally known to me or who has/have produced a valid driver's license as identification.


Notary Public

Robin L. Brannon
(Printed Name)

My Commission expires: _____

