



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

Return to: Grantee

File No.: 2006-2669979

WARRANTY DEED

THIS INDENTURE, executed on **December 15, 2020**, between

Patrick J. Cummings joined by spouse, Kelly Cummings

whose mailing address is: 72 12th Street, Apalachicola, FL 32320,
hereinafter called the "grantor", and

John S. Legendre and Darlene C. Legendre, husband and wife

whose mailing address is: 3129 Cowan Rd, 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: The grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, release, convey and confirms unto the grantee, their heirs and assigns, all that certain land situate in **Bay** County, **FL**, to-wit:

Commence at the Southwest corner of the Northeast Quarter of Section 23, Township 2 South, Range 14 West, Bay County, Florida; thence N01 degrees 46'26"E, for 30.00 feet; thence S88 degrees 58'07"E, for 347.33 feet to the Point of Beginning; thence N01 degrees 53'13"E, for 274.39 feet; thence S89 degrees 02'19"E, for 159.40 feet to the Northwest corner of a parcel of land recorded in Official Records Book 1256, Page 1528; thence S02 degrees 01'31"W along the West line of said parcel for 274.74 feet to the North R/W line of Cowan Road (60' R/W); thence N88 degrees 54'58" W, along said R/W line 158.73 feet to the point of beginning.

AND

Commence at the Southwest corner of the Northeast Quarter of Section 23, Township 2 South, Range 14 West; Bay County Florida; thence North 01 degrees 46'26" East for 30 feet; thence South 88 degrees 58'07" East for 347.33 feet; thence North 01 degrees 53'13" East for 274.39 feet to the Point of Beginning; thence continue along said bearing for 348.81 feet; thence South 88 degrees 58'35" East for 318.57 feet to the West R/W line of Marcia Road (60' R/W); thence South 02 degrees 00'00" West along said R/W line 348.73 feet to the Northeast corner of a parcel of land recorded in Official Records Book 1256, Page 1528; thence North 88 degrees 58'07" West along the North line of said parcel for 158.67 feet to the Northwest corner; thence North 89 degrees 02'19" West for 159.40 feet to the Point of Beginning. Subject to a drainage Easement on the North 15 feet thereof.

Parcel Identification Number: **07751-195-000**

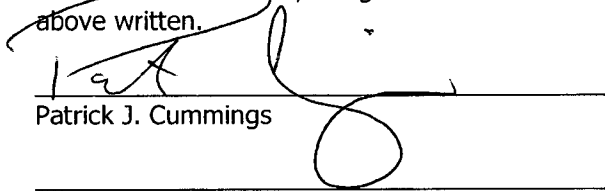
Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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.



Patrick J. Cummings

Signed, sealed and delivered in our presence:

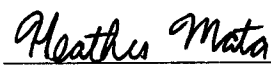


Witness Signature

Print Name: Robin L. Brannon

State of FL

County of Bay



Witness Signature

Print Name: Heather Mata

The **Foregoing Instrument Was Acknowledged** before me by means of ☒ physical presence or ☐ online notarization, on Dec. 15, 2020, by Patrick J. Cummings who is/are personally known to me or who has/have produced a valid driver's license as identification.

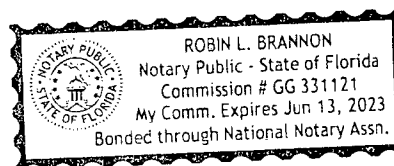


Notary Public

Robin L. Brannon

(Printed Name)

My Commission expires: _____



(Notarial Seal)

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

Kelly Cummings
Kelly Cummings

Signed, sealed and delivered in our presence:

L.D. Maloy
Witness Signature

Print Name: Linda Maloy

State of Florida

County of Franklin

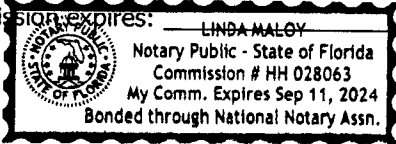
Elizabeth C Johnson
Witness Signature

Print Name: Elizabeth C Johnson

The Foregoing Instrument Was Acknowledged before me by means of ☒ physical presence or ☐ online notarization, on Dec 15, 2020, by Kelly Cummings who is/are personally known to me or who has/have produced a valid driver's license as identification.

L.D. Maloy
Notary Public

Linda Maloy
(Printed Name)

My Commission expires: LINDA MALOY

Notary Public - State of Florida
Commission # HH 028063
My Comm. Expires Sep 11, 2024
Bonded through National Notary Assn.

(Notarial Seal)