

Prepared by and return to:

Vanessa Weltlin
Cornerstone Title Agency, Inc.
2424 Jenks Ave.
Panama City, FL 32405

File Number: **2009328**

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this **2nd day of February, 2021**, between **Roderick Luke Rowell and Heather Elaine Rowell, husband and wife** whose post office address is 711 Skunk Valley Rd., Panama City, FL 32409, grantor, and **Suzanne Despard Perna, an unmarried person** whose post office address is **1009 Hopkins Lane, Southport, FL 32409** grantee:

(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 considerations 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 described land, situate, lying and being in the **Bay County, Florida**, to-wit:

**Lot 4 of unrecorded HOPKIN'S SUBDIVISION, being more particularly described as follows:
Beginning at a point 594.84 feet West of and 30 feet North of the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 29, Township 2 South, Range 14 West, Bay County, Florida;
thence North, 178.71 feet; thence West, 60 feet; thence South, 178.71 feet; thence East, 60 feet to the Point of Beginning.**

Parcel Identification Number: 08409-000-000

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 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, 2020.

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

Signed, sealed and delivered in our presence:

Lisa Suggs
Witness Name: Lisa Suggs

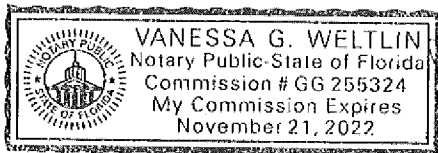
Vanessa G. Weltlin
Witness Name: Vanessa G. Weltlin

Roderick Luke Rowell
Roderick Luke Rowell
Heather Elaine Rowell
Heather Elaine Rowell

STATE OF FLORIDA

COUNTY OF Bay

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of February, 2021, by Roderick Luke Rowell and Heather Elaine Rowell, husband and wife.



Vanessa G. Weltlin
(Signature of Notary Public - State of Florida)
Vanessa G. Weltlin

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification

Type of Identification Produced drivers license