

Hand Arendall Harrison Sale LLC  
Franklin R. Harrison, Esquire  
304 Magnolia Avenue, Panama City, Florida 32401  
21-065CAW  
Parcel Identification Number: 08210-000-000

## **WARRANTY DEED**

This indenture made on **02/26/2021**, by

**Anthony P. Chiodo, Jr. and Kristi Chiodo, husband and wife**  
hereinafter called the "grantor", to

**Brenda Reed**  
whose address is: 3104 W 20th Ct. Panama City, FL 32405  
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:

**Lot 7, Block 29, Town of Southport, Florida, as shown on the map or plat of the Town of Southport, made by Sale-Davis Company, and known as Lenert & Haley survey, and located in Section 28, Township 2 South, Range 14 West, Plat Book 4, Page(s) 62, Public Records of Bay County, Florida.**

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

**The land** is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

**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.

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

*[Handwritten Signature]*

Anthony P. Chiodo, Jr.

*[Handwritten Signature]*

Kristi Chiodo

Signed, sealed and delivered in our presence:

*[Handwritten Signature]*

Witness Signature

Print Name: Sandra B. Henry

*[Handwritten Signature]*

Witness Signature

Print Name: Tabitha F. Wichowski

State of Florida

County of Bay

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on <sup>3/1/2021</sup>~~02/26/2021~~ by means of  physical presence or  on line notarization Anthony P. Chiodo, Jr. and Kristi Chiodo, who are personally known to me or has produced a valid driver's license as identification.

*[Handwritten Signature]*

NOTARY PUBLIC

Notary Print Name

My Commission Expires: \_\_\_\_\_

