

Hand Arendall Harrison Sale LLC
Franklin R. Harrison
304 Magnolia Avenue, Panama City, Florida 32401
21-063FRH
Parcel Identification Number: 13026-149-000

WARRANTY DEED

This indenture made on **March 2, 2021**, by
Caryl A VanDeBoe, an unmarried woman
whose address is: 924 Agnes Scott Circle, Panama City, Florida 32405 ,
hereinafter called the "grantor", to
Boggs Enterprises LLC, a Georgia limited liability company

whose address is: 4786 Summitop Lane NE, Marietta, Georgia 30066
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 45, Block "A" of Forest Hills Unit #3, as recorded in Plat Book 12, Page(s) 38, of the 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.

Caryl A VanDeBoe
Caryl A VanDeBoe

Signed, sealed and delivered in our presence:

Sandra B. Henry
Witness Signature

Print Name: Sandra B. Henry

Doris M. Payton
Witness Signature

Print Name: DORIS M. PAYTON

State of **Florida**
County of **Bay**

~~THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED~~ before me on 03/03/2021, by means of XX physical presence or on line notarization Caryl A VanDeBoe, who is personally known to me or has produced a valid driver's license as identification.



Sandra B. Henry
NOTARY PUBLIC

Notary Print Name
My Commission Expires: _____