

This instrument prepared by:
Sarah R. Hess, Attorney
Post Office Box 9454
Panama City Beach, FL 32417
850/235-3004

Parcel ID #34797-101-005

Consideration: \$10.00

Quit-Claim Deed

This quit-claim deed, executed this 14th day of April, 2021, by Irene C. McCafferty, a single person, Grantor, to Irene C. McCafferty, whose address is 111 Cindy Lane, Panama City Beach, FL, 32407, Grantee, a life estate, without any liability for waste, with full power and authority in her to sell, convey, mortgage, lease or otherwise dispose of the property described below in fee simple, with or without consideration, without joinder by the remaindermen, and to keep absolutely any and all proceeds derived therefrom. Upon the death of the life tenant, title shall immediately vest in Kelly Ann Piet, Marty James McCafferty II, Daniel James McCafferty, and James Martin McCafferty, in the following described property:

Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.

Witnesseth, that the said Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the Grantee forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Bay, State of Florida, to-wit:

See Exhibit "A"

Affidavit of Continuous Marriage

Before me, the undersigned authority, this day personally Irene C. McCafferty, who being first duly sworn, deposes and says, that Irene C. McCafferty and Martin J. McCafferty were married prior to February 28, 1997, and remained continuously married until Martin J. McCafferty's death on October 18, 2015.

This deed is made based upon a description provided by the Grantor without title insurance. The preparer makes no representations as to the title of the property and disclaims all responsibility therefore.

To have and to hold the same together with all and singular the appurtenances thereunto belonging or in any wise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee forever.

In witness whereof, the Grantor has signed and sealed these presents the day and year first above written.

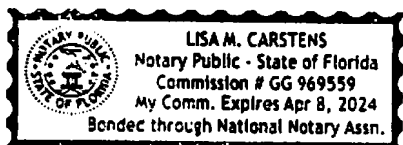
Signed, sealed and delivered in the presence of:

Sarah R. Hess
First Witness
Sarah R. Hess
(Print Name)
Lisa M. Carstens
Second Witness
Lisa M. Carstens
(Print Name)

Irene C. McCafferty
Irene C. McCafferty

State of Florida
County of Bay

I hereby certify that on this 14th of April, 2021, before me, an officer duly qualified to take acknowledgments, personally appeared by means of physical presence Irene C. McCafferty who is [] to me personally known; or [x] who produced FCOL as identification who executed the foregoing instrument and acknowledged before me that she executed the same for the uses and purposes therein mentioned.



Lisa M. Carstens
Notary Public

EXHIBIT A

Lot 27, Block "D", Gulf Highlands Beach Resort, Phase One, an unrecorded subdivision of a portion of Fractional Section 35, Township 3 South, Range 16 West, Bay County, Florida, being more particularly described as follows:

Commence at a concrete monument marking the Northwest Corner of the East Half of the Southeast Quarter of Section 35, Township 3 South, Range 16 West and thence run N00°00'35"W along the West boundary line of the East Half of the Southeast Quarter of said Section 35 for 470.86 feet; thence N89°59'25"E for 112.00 feet; thence N89°27'45"E along the centerline of Cindy Lane for 39.63 feet; thence S00°32'15"E for 15.00 feet; thence N89°27'45"E along the Southerly right of way line of Cindy Lane for 293.47 feet for the Point of Beginning. From said Point of Beginning continue N89°27'45"E along said right of way line for 25.30 feet; thence S00°32'15"E for 82.00 feet; thence S89°27'45"W for 25.30 feet; thence N00°32'15"W for 82.00 feet to the Point of Beginning.
