

Prepared by
Kevin D. Obos, Esquire
Hand Arendall Harrison Sale LLC
304 Magnolia Avenue
Panama City, FL 32401

Parcel Identification Number: 23854-000-000

WARRANTY DEED

This indenture made on April 14, 2020, by

Landever Mobile Estates, Inc., a Florida corporation
hereinafter called the "grantor", to

Ray Sessions

whose address is: 225 Springfield Ave. Panama City, FL 32401
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 2, 3 and 4, Block 11, according to W. B. Gray's Plat of Springfield (a/k/a W. B. Gray's First Addition to Springfield, Florida), recorded in Plat Book 2 at Page 3 of the public Records of Bay County, Florida

NO TITLE SEARCH WAS PERFORMED ON THE PROPERTY DESCRIBED. NO LIABILITY ASSUMED BY THE PREPARER AS TO THE STATUS OR MARKETABILITY.

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

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 31st of 2020.

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

Landever Mobile Estates, Inc.
A Florida corporation

Carla M. Roche
Carla M. Roche, Director

Signed, sealed and delivered in our presence:

Stephanie Slack
Witness Signature

Print Name: Stephanie Slack

Tabitha F. Wichowski
Witness Signature

Print Name: Tabitha Wichowski

State of Florida
County of Bay

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me by mean of physical presence or online notarization, on April 14, 2020 by Carla M. Roche, Director of and on behalf of Landever Mobile Estates Inc, a Florida corporation who are personally known to me or have produced a valid driver's license as identification.

Tabitha F. Wichowski
NOTARY PUBLIC



Notary Print Name _____

My Commission Expires: _____