

**Prepared By and Return To:**  
Knight Barry Title Solutions Inc.  
Attn: Amanda Taylor  
415 Richard Jackson Blvd., Ste. 207  
Panama City Beach, FL 32407

Order No.: 2038005

Property Appraiser's Parcel I.D. (folio) Number:  
31259-527-000

### **WARRANTY DEED**

THIS WARRANTY DEED dated April 21, 2021, by John C. Claspy and Lynda S. Claspy, husband and wife, whose post office address is 2906 Redtail Street, Panama City, Florida 32405 (the "Grantor"), to Arthur J. Ness Jr. and Amy Crawford Ness, Husband and Wife, whose post office address is 2422 Pelican Bay Ct, Panama City Beach, Florida, 32408 (the "Grantee").

(Wherever 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)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of BAY, State of Florida, viz:

Lot 27, Pelican Bay, according to the Plat thereof, recorded in Plat Book 17, Page(s) 18, of the Public Records of Bay County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

This is NOT the Homestead of the Grantors.

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: .

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

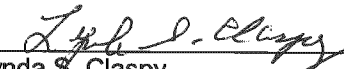
  
Witness Signature

Amanda Taylor  
Printed Name of First Witness

  
Witness Signature

Tammy Dunnam  
Printed Name of Second Witness


  
John C. Claspy

  
Lynda S. Claspy

**Grantor Address:**  
2906 Redtail Street  
Panama City, FL 32405

STATE OF FLORIDA  
COUNTY OF BAY

The foregoing instrument was acknowledged before me by means of  
☒ Physical Presence or ☐ Online Notarization  
this 21st of April, 2021, by John C. Claspy and Lynda S. Claspy.

  
Notary Public: Amanda Taylor  
Notary Public, State of Florida

Produced identification:  
☒ driver's license / state identification card  
other: \_\_\_\_\_

