

**This Instrument Prepared by: Sue Webb
An Officer of Diamond Title Agency, Inc.
For Purposes of Title Insurance
File No. 21-39209J
Parcel ID No. 06518-010-000**

Warranty Deed

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

Made **May 24, 2021**, BETWEEN

Wanda J. Abrams f/k/a Wanda J. Towles

whose post office address is: 4819 Colorado Street, Panama City, Florida 32404

GRANTOR, and

Michael Wayne Frick

whose post office address is: 7521 Harvey Street, Panama City, Florida 32404

GRANTEE

WITNESSETH: That the said grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs, successors and assigns forever, the following described land, situated, lying and being in Bay County, Florida to-wit:

Commence at the Northwest corner of the Southeast 1/4 of Section 8, Township 4 South, Range 13 West, Bay County, Florida. Thence North 00 degrees 03 minutes 09 seconds East along the West line of the Northeast 1/4 of said Section 8 for 150.46 feet to the existing South right of way line of State Road No. 22; thence South 89 degrees 42 minutes 26 seconds East along said South right of way line for 662.01 feet to the existing East right of way line of Bright Avenue; thence South 02 degrees 54 minutes 26 seconds East along said East right of way line for 696.94 feet to the existing North right of way line of Harvey Street; thence South 89 degrees 59 minutes 35 seconds East along said North right of way line for 131.02 feet to the Point of Beginning; thence continue South 89 degrees 59 minutes 35 seconds East along said North right of way line for 131.02 feet; thence leaving said North right of way line North 00 degrees 20 minutes 38 seconds West for 170.07 feet; thence North 89 degrees 44 minutes 52 seconds West for 134.86 feet; thence South 01 degrees 37 minutes 52 seconds East for 170.71 feet to the Point of Beginning.

Said property is not the homestead of the Grantor(s) under the laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

Subject to easements and restrictions of record, if any, which are specifically not extended or reimposed hereby.
Subject to 2021 taxes and assessments.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

SIGNED, SEALED & DELIVERED
IN THE PRESENCE OF:

[Signature]
Witness #1 Signature

Witness #1 Print Name

Kimberly Batastini
Witness #2 Signature

Witness #2 Print Name

Wanda Joan Abrams (Seal)
Wanda Joan Abrams

____ (Seal)

STATE OF Florida

COUNTY OF Bay

The foregoing instrument was acknowledged before me by means of ☒ physical presence of () online notarization, this May 24, 2021, by Wanda J. Abrams a/k/a Wanda J. Towles, who is/are personally known to me or have produced the identification identified below, who is/are the person(s) described in and who executed the foregoing instrument, and who after being duly sworn say that the execution hereof is their free act and deed for the uses and purposes herein mentioned.

() To me personally known
☒ Identified by Driver's License
() Identified by _____

My Commission Expires: _____

Commission No.: _____

[Signature]
Notary Public

Please Print Or Type Name As It Appears

