



**Prepared by and Return to:**  
**Joyce Johnson , an employee of**  
**First International Title, Inc.**  
**651 Grand Panama Blvd., Suite 104**  
**Panama City Beach, FL 32407**

File No.: 196942-56

## **WARRANTY DEED**

This indenture made on **August 04, 2021** by **Denise Denaro, a single woman** whose address is: 161 Lister Dr., Wewahitchka, FL 32465 hereinafter called the "grantor", to **Agustin Lopez and Maria Lopez, husband and wife** whose address is: 114 Michelle Court, Panama City Beach, FL 32407, 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:

Begin at the Southwest corner of Lot 7, according to the record Plat of BRANDYWINE ESTATES, as recorded in Plat Book 15, Page 6, of the Public Records of Bay County, Florida; said Point of Beginning being on the Northerly R/W of Michelle Court, having a 50.00 radius and concave to the South; thence go Northwesterly along the curve of said Northerly R/W having a radius of 50.00 feet, a Delta angle of 57 Degrees 23'31" and arc angle length of 50.08 feet (CH=48.02 feet, CHBRG=N29 Degrees 09'49"W); thence departing said R/W line, go N30 Degrees 09'36"E, for a distance of 90.50 feet to the North boundary line of Lot 8 of said Brandywine Estates Subdivision; thence go N89 Degrees 31'57"E along said North boundary line of Lot 8, for a distance of 55.00 feet to the Northeast corner of Lot 7 of said Brandywine Estates Subdivision; thence go S00 Degrees 00'00"W, along the East Boundary line of said Lot 7, for a distance of 120.00 feet to the Southeasterly corner of Lot 7; thence go S89 Degrees 31'57"W along the South Boundary line of said Lot 7, for a distance of 77.00 feet, to the Point of Beginning. The above described parcel of land is situated in Section 29, Township 3 South, Range 15 West, Bay County, Florida.

Parcel Identification Number: 27541-311-000

**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.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

**To Have and to Hold**, the same in fee simple forever.

