

THIS INSTRUMENT PREPARED BY:
THOMAS S. GIBSON
Rish & Gibson, P.A.
P. O. BOX 39
PORT ST. JOE, FL 32457
File No. 21-0607
Parcel No. 04610-102-000

WARRANTY DEED

THIS WARRANTY DEED made 13th, August 2021,

by **ROBERT D. SHUMAKER, a single man**, hereinafter called the Grantor,

to **TERRANCE G. SANDLIN and JANELLE R. SANDLIN, husband and wife** whose post office address is **106 Claire Dr, Trophy Club, TX 76262**, hereinafter called the Grantee.

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, the 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**, viz

Condominium Unit B of Pelican's Roost at Mexico Beach, a condominium all as set forth in the Declaration of Condominium and the exhibits annexed thereto and forming a part thereof, recorded in ORB 1159, page 505, of the public records of Bay County, Florida. The above description includes, but is not limited to, all appurtenances to the condominium unit above described, including an undivided interest in the common elements of said condominium.

SUBJECT TO: Covenants, Restrictions and Easements of record, if any.

GRANTOR HEREBY CERTIFIES THAT THE ABOVE DESCRIBED PROPERTY IS NOT HOMESTEAD OF THE GRANTOR.

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 covenant 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 warrant the title to all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020 and **SUBJECT TO** the Applicable Comprehensive Plan, including developmental regulations and **SUBJECT TO** taxes for the current year and later years and all valid easements and

And Grantor does hereby fully warrant title to said land and will defend the same against the lawful claims of all persons whomsoever, subject only to any exceptions set forth herein.

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

Signed, sealed and delivered
in our presence:

Mitch Gangloff

Witness Signature

Printed Name: Mitch Gangloff

Robert D. Shumaker

ROBERT D. SHUMAKER

Fred Palmisano

Witness Signature

Printed Name: Fred Palmisano

STATE OF New York

COUNTY OF Erie

The foregoing instrument was acknowledged before me by means of **physical presence** or **online notarization**, this day 12th of **August, 2021**, **ROBERT D. SHUMAKER** is/are personally known to me or has/have produced NY State ID 421 299 124 exp 11/06/2028 as identification.

Tiffany M Spanich

Notary Public, State of New York

My Commission Expires: 12/06/2021

TIFFANY M SPANICH
Notary Public, State of New York
Qualified in Erie County
Reg. No. 01-SP6034113
My Commission Expires Dec. 6, 2021