

Prepared by and return to:

Maureen Richardson
SETCO Services, LLC
7714 Front Beach Road
Unit C
Panama City Beach, FL 32407
(850) 650-6161
File No PCB-21-3490

Parcel Identification No 07751-451-000

Documentary Stamp Taxes were collected in the amount of 1,575.00 based on the purchase price of 225,000.00.

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

STATE OF FLORIDA
COUNTY OF BAY

This indenture made the 30th day of August, 2021 between Thurman Vinson, a single man, whose post office address is 5424 Queen Victoria Drive, Leesburg, FL 34748, Grantor, to Richard S. Moore, a single man, whose post office address is 1106 Clay Avenue, Panama City, FL 32401, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) 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 and assigns forever, the following described land, situate, lying and being in Bay, Florida, to-wit:

DESCRIPTION:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 14 WEST; BAY COUNTY, FLORIDA; THENCE S01°18'48"W ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 30 FEET; THENCE N88°58'07"W, 1307.24 FEET; THENCE S02°13'08"W ALONG THE WEST R/W LINE OF A ROAD (60 FOOT R/W) 1893.54 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S02°13'08"W ALONG SAID R/W LINE 330 FEET TO THE NORTH R/W LINE OF A ROAD (60 FOOT R/W); THENCE N88°57'08"W ALONG SAID R/W LINE FOR 315.09 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE N02°00'00"E FOR 330.00 FEET; THENCE S88°57'08"E, 316.00 FEET TO THE POINT OF BEGINNING.

The property is the homestead of the Grantor.

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

Subject to taxes for 2021 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants 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 and delivered in our presence:

Witness #1

Signature: [Signature]

Print name: Karen J Spry

Witness #2

Signature: [Signature]

Print name: DANIEL SPRY

[Signature]

Thurman Vinson by Thomas Kirk
Vinson, his Attorney-In-Fact

STATE OF Fla

COUNTY OF Lake

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 27 day of August, 2021, by Thurman Vinson, by Thomas Kirk Vinson, his Attorney-In-Fact, who is known to me or who has produced _____ as photo identification.

(AFFIX NOTARY SEAL HERE)

[Signature]
Notary Public

Printed Name: Ann K. Carter

My Commission Expires: 12/4/22

