

Prepared by and return to:

Sarah R. Hess
Law Office of Brian D. Hess
9108 Front Beach Road
Panama City Beach, FL 32407

File Number: 200684
Consideration: \$335,000.00

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 4th day of January, 2022, between Glenn Ole Anderson and Olga Anderson, Husband and Wife, whose post office address is PSC 400 Box 3311, APO AP 96273 USA, grantor, and Boris Tyapkin, a married man, whose post office address is 860 Weidner Rd Apt 205, Buffalo Grove, IL 60089, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 the **Bay County, Florida**, to-wit:

Lot 45, Block "L" (also known as Building L-9, Unit "D"): Commence at a concrete monument marking the Northwest corner of the East half of the Southeast Quarter of Section 35, Township 3 South, Range 16 West, Bay County, Florida; thence run N 00 degrees 00'35" W along the West boundary line of the East half of the Southeast Quarter of said Section 35 for 470.86 feet; thence N 89 degrees 59'25" E for 112.00 feet; thence N 89 degrees 27' 45" E along the centerline of "Cindy Lane" (a private 30.0 foot R/W) for 574.06 feet to the East boundary line of Block "E" of Gulf Highlands Beach Resort, Phase I, an unrecorded subdivision of a portion of Fractional Section 35, Township 3 South, Range 16 West; thence N 00 degrees 00'35" W along said East line of Block "E" for 0.95 feet; thence leaving said Block line, run N 89 degrees 59'25" E along the centerline of said "Cindy Lane" (a private 30.0 foot R/W) for 254.48 feet to an angle point in said centerline; thence S 56 degrees 19'48" E along said centerline for 43.89 feet to the centerline of "Linda Lane" (a private 30.0 foot R/W); thence N 00 degrees 00'35" W along the centerline of said "Linda Lane" for 8.41 feet to the centerline of "Kimberly Lane" (a private 16.0 foot R/W); thence S 56 degrees 19'48" E along the centerline of said "Kimberly Lane" for 398.49 feet to an angle point in said centerline, thence S 00 degrees 00'35" E along said centerline for 138.58 feet; thence leaving said centerline run S 89 degrees 59'25" W for 8.00 feet to the West R/W line of said "Kimberly Lane"; thence S 00 degrees 00'35" E along said West R/W line for 25.50 feet to the Point of Beginning; thence continue S 00 degrees 00'35" E along said West R/W line for 18.00 feet; thence leaving said West R/W line run S 89 degrees 59'25" W for 82.00 feet; thence N 00 degrees 00'35" W for 18.00 feet; thence N 89 degrees 59'25" E for 82.00 feet to the Point of Beginning.

Parcel Identification Number: 34779-147-000


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 December 31, 20____.

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 Signature

SSG JAMES D. WEBB

Witness Name

By: 

Glenn Ole Anderson



Witness Signature

Kirby Kauffman

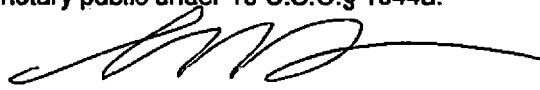
Witness Name

By: 

Olga Anderson

AT Camp Humphreys, BOK

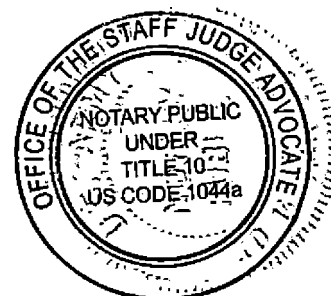
I, PFC MASON A STEVENSON, the undersigned, do hereby certify that on this 29 day of November, 2021, before me personally appeared Glenn Ole Anderson and Olga Anderson by means of physical presence, who signed and executed the foregoing instrument. I do further certify that I am at the date of this certificate a person in the service of the United States Armed Forces authorized with general powers of a notary public under 10 U.S.C. § 1044a.



Signature of person authorized to take acknowledgments/administer oaths

PFC MASON A. STEVENSON E-3 U.S. Army

Name, Grade, Organization of Armed Forces



Personally Known OR Produced Identification

Type of Identification Produced CAC Card / Military Card ID