

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-22-4122

Parcel Identification No 07727-055-000

Documentary Stamp Taxes were collected in the amount of 980.00 based on the purchase price of 140,000.00.

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WARRANTY DEED

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

STATE OF FLORIDA
COUNTY OF BAY

This indenture made the 11th day of March, 2022 between Shanann Erland, a single woman, whose post office address is 111 Grand Lagoon Shores Drive, Panama City Beach, FL 32408, Grantor, to Joanne N. Hayes, a single woman, whose post office address is PO Box 20203, Panama City Beach, FL 32417, 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:

Commence at the Southeast corner of the Southwest Quarter of the Southwest Quarter of Section 21, Township 2 South, Range 14 West, Bay County, Florida; thence South 89°40'51" West along the South line of the Southwest Quarter of said Section 21 for 900.18 feet; thence continue North 00°30'08" West 200.00 feet for the Point of Beginning; thence continue North 00°30'08" West along said West line for 156.95 feet; thence leaving said West line North 89°40'51" East for 282.38 feet; thence South 00°30'08" East for 156.95 feet; thence South 89°40'51" West for 282.38 feet to the Point of Beginning. Said lands lying and being a portion of the Southwest Quarter of the Southwest Quarter of Section 21, Township 2 South, Range 14 West

TOGETHER WITH THE FOLLOWING NON-EXCLUSWE INGRESS AND EGRESS EASEMENT:

Commence at the Southeast corner of the Southwest Quarter of the Southwest Quarter of Section 21, Township 2 South, Range 14 West, Bay County, Florida; thence South 89°40'51" West along the South line of Section 21 for 899.80 feet to the Point of Beginning; thence continue along said bearing and Section line 20 feet; thence North 00°30'08" West for 409.93 feet; thence North 89°40'51" East for 20 feet; thence South 00°30'08" East for 409.92 feet to the Point of Beginning.

Said property is not the homestead property 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.

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

Subject to taxes for 2022 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: Denise Wood

Witness #2

[Signature]
Signature: **Samantha Yandle**

Print name: _____

[Signature]
Shanann Erland

STATE OF Florida
COUNTY OF Bay

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 11th day of March, 2022, by Shanann Erland, who is known to me or who has produced [Signature] as photo identification.

(AFFIX NOTARY SEAL HERE)

[Signature]
Notary Public
Printed Name: Sharon Denise Wood
My Commission Expires: 10/20/2024



Sharon Denise Wood
State of Florida
My Commission Expires 10/20/2024
Commission No. HH 50460