

PREPARED BY AND RETURN TO:

T. Bentley
Bankers Title of the Nature Coast, Inc.
Post Office Box 1260, 25703 SE HWY 19
Old Town, Florida 32680

File Number: 12674

General Warranty Deed

THIS INDENTURE made this this 21 day of March, 2022 A.D. By **Thomas Richard Bon**, whose post office address is P.O. Box 541, Trenton, Florida 32693, hereinafter called the Grantor(s), to **Jason J. Newton**, whose post office address is 4229 Connie Street, Youngstown, Florida 32466, hereinafter called the Grantee(s):

(Whenever used herein the term "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)

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, viz:

PARCEL 1:

Commencing at the Southwest Corner of the NE 1/4 of the NE 1/4 of Section 15, Township 2 South, Range 13 West; thence N89°41'20"W (Assumed Bearing) along the South line of the of the NE 1/4 of NE 1/4, extended West, 75 feet; thence N00°00'20"W, 76 feet; thence S89°41'20"E, 404.9 feet; thence N00°00'00"W, 200 feet to the Point of Beginning; thence N00°00'00"W 283.42 feet; thence S87°09'57"E, 99.12 feet; thence S00°00'00"E, 254.06 feet; thence S89°41'20"W, 99.0 feet to the Point of Beginning. Also known as Lot 12 of an unrecorded plat.

PARCEL 2:

Lot No. 13 of Survey of Lots in a portion of NE 1/4 of Section 15, Township 2 South, Range 13 West, Bay County, Florida, more particularly described as follows:

Commencing at the Southwest corner of the NE 1/4 of the NE 1/4 of Section 15, Township 2 South, Range 13 West, thence N89°41'20"W (Assumed Bearing) along the South line of the NE 1/4 of the NE 1/4, extended West 75 feet; thence 00°00'20"W 76 feet; thence S89°41'20"E 602.90 feet; thence N.00°00'00"W. 200 feet to the Point of Beginning; thence N00°00'00"W 329.07 feet; thence S87°09'57"E. 99.12 feet; thence S.00°00'00"E 324.70 feet; thence S.89°41'20"W. 99.0 feet to the Point of Beginning.

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PARCEL 3:

Commence at the Southwest Corner of the Northeast Quarter of the Northeast Quarter of Section 15, Township 2 South, Range 13 West, Bay County, Florida, Thence North 89 degrees 41 minutes 20 seconds West along the Westerly extension of the South line of said Northeast Quarter of the Northeast Quarter for 75.00 feet; thence North 00 degrees 00 minutes 20 seconds West for 76.00 feet; thence South 89 degrees 41 minutes 20 seconds East along the North right of way line of Morganville Road for 701.90 feet to the Point of Beginning. Thence continue South 89 degrees 41 minutes 20 seconds East along said North right of way line for 99.00 feet; thence North 00 degrees 00 minutes 00 seconds West for 428 feet, more or less, to the edge of a canal; thence Westerly, Northerly, Southerly and Westerly along the edge of said canal to a point on a line that bears North 00 degrees 00 minutes 00 seconds West from the Point of Beginning. Thence South 00 degrees 00 minutes 00 seconds East for 469 feet, more or less, to the Point of Beginning.

SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR STREET AND ROAD PURPOSES ONLY DESCRIBED AS FOLLOWS; Commence at the Southwest Corner of the Northeast Quarter of the Northeast Quarter of Section 15, Township 2 South, Range 13 West, Bay County, Florida. Thence North 89 degrees minutes 41minutes 20 seconds West along the Westerly extension of the South line of said Northeast Quarter of the Northeast Quarter for 75.00 feet; thence North 00 degrees 00 minutes 20 seconds West for 76.00 feet; thence South 89 degrees 41 minutes 29 seconds East along the North right of way line of Morganville Road for 701.90 feet to the Point of Beginning. Thence continue South 89 degrees 41 minutes 20 seconds East along said North right of way line for 25.00 feet; thence North 00 degrees 00 minutes 00 seconds West for 225 feet; thence North 89 degrees 41 minutes 20 seconds West for 25 feet to a point on a line that bears North 00 degrees 00 minutes 00 seconds West from the Point of Beginning, Thence South 00 degrees 00 minutes 00 seconds East for 225 feet to the Point of Beginning.

The land described herein is not the homestead of the grantor(s), and neither the grantor(s) nor the grantor(s) spouse, nor anyone for whose support the grantor(s) is responsible, resides on or adjacent to said land.

Parcel ID Numbers: 05268-005-000, 05271-000-000, 05267-010-000

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.

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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, 2021.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

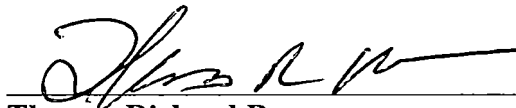
Signed, sealed and delivered in our presence:



Witness Signature

Witness Printed Name

Rebecca White



(Seal)

Thomas Richard Bon



Witness Signature

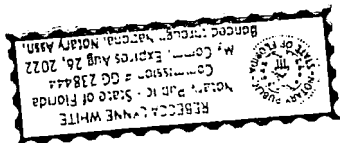
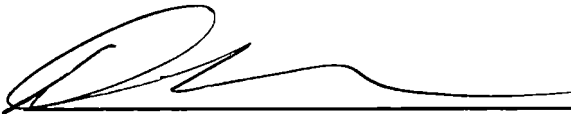
Witness Printed Name

Angela Corsetti

State of Florida

County of Dixie

The foregoing instrument was acknowledged before me by means of ☒ Physical Presence or ☐ Online Notorization, this 24 day of March, 2022, by Thomas Richard Bon, who is/are ☒ personally known to me or ☐ who has produced _____ as identification.

Notary Public

Print Name:

Rebecca White

My Commission Expires:

Aug 26, 2022

