



Prepared by and Return to:
Joyce Johnson , an employee of
First International Title
651 Grand Panama Blvd., Suite 104
Panama City Beach, FL 32407

File No.: 213037-56

WARRANTY DEED

This indenture made on **May 25, 2022** by **Phillip Piddington and Heather Piddington, husband and wife**, whose address is: W24133 Rivera Lane, Galesville, WI 54630 hereinafter called the "grantor", to **Joshua Robert Glover and Lauren E Glover, husband and wife, as joint tenants with rights of survivorship**, whose address is: 3210 Caitlin Street, Panama City, FL 32404, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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**, to-wit:

Lot(s) 42, MOGNOLIA HILLS PHASE III according to the Plat as recorded in Plat Book 18, Pages 89 and 90, of the Public Records of Bay County, Florida.

Parcel Identification Number: **11916-242-000**

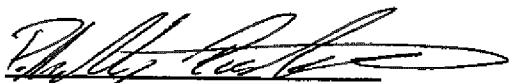
Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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

To Have and to Hold, the same in fee simple forever.

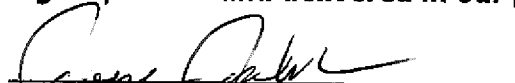
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2021.


In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.


Phillip Piddington


Heather Piddington

Signed, sealed and delivered in our presence:


1st Witness Signature


2nd Witness Signature

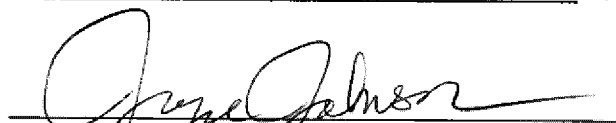
Print Name: Joyce Johnson

Print Name: Brad Amerson

State of Florida

County of Bay

The Foregoing Instrument Was Acknowledged before me by means of (☒) physical presence or (☐) online notarization on 5/25/22, by **Phillip Piddington and Heather Piddington**, who (☐) is/are personally known to me or who (☒) produced a valid DL as identification.


Notary Public Signature

Printed Name:

(NOTARY SEAL)

My Commission Expires:

