

This Instrument Prepared By:
Kristy Hazlett
2810 Martin Luther King Junior
Boulevard
Suite A
Panama City, FL 32405
As a necessary incident to the
fulfillment of conditions contained
in a title insurance commitment
issued by it.

File: **PC-22-1456**

Property Appraisers Parcel I.D. (Folio) Number(s):
27588-010-000

WARRANTY DEED

THIS WARRANTY DEED, Made the **June 3, 2022**, by
Darren's Auto Body, Inc, a Florida Corporation (herein referred to as "Grantor," whether one or more),
whose mailing address is
109 Carolyn Ave Panama City Beach FL 32407
and **Lynn L. Bush**, (herein referred to as "Grantee"), whose mailing address is
11800 Front Beach Road Unit#101 Panama City Beach, FL 32407.

WITNESSETH: That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents (\$10.00)** and
other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises,
releases, conveys, and confirms unto Grantee, all that certain land situated in **Bay**, Florida, to wit:

**Commence at the Northwest Corner of West Half of the Southwest Quarter of Section 31, Township 3 South,
Range 15 West, Bay County, Florida, Thence South 0 Degrees 01 Minutes 35 Seconds East along the West
Line of Said Section, 346 Feet, Thence North 89 Degrees 58 Minutes 25 Seconds East, 209.50 Feet, Thence
South 0 Degrees 48 Minutes 23 Seconds West, 484.74 Feet to the Point of Beginning; Thence Continue along
Same Bearing 90.86 Feet to the North right of Way of Clarence Street, Thence South 73 Degrees 22 Minutes
45 Seconds West, along North right of Way of Said Clarence Street, 180.50 Feet, Thence North 0 Degrees 01
Minutes 35 Seconds West, 142.40 Feet, Thence North 89 Degrees 58 Minutes 25 Seconds East, 174.50 Feet to
the Point of Beginning. Being in the Northwest Quarter of the Southwest Quarter of Section 31, Township 3
South, Range 15 West, Bay County, Florida.**

**This conveyance is being made to wind up the affairs and business of Darren's Auto Body, Inc, a Florida
Limited Liability Company.**

This Property **IS NOT** the homestead of the Grantor(s) under the laws and constitution of the State of Florida.
TOGETHER with all 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 **2022**, reservations, restrictions, and easements of
record, if any.

*The Terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the
context indicates.

IN WITNESS WHEREOF Grantor(s) has/have hereunto set Grantor(s) hand(s) and seal(s), this 2nd day of June, 2022

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTEREST WITNESSES REQUIRED

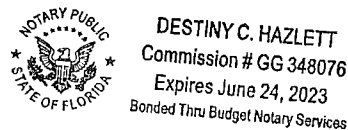
Destiny C. Hazlett
WITNESS
PRINT NAME: Destiny C. Hazlett
Christy L. Parker
WITNESS
PRINT NAME: Christy L. Parker

Darren's Auto Body, Inc, a Florida Corporation
By: [Signature]
Darren Ducharme, President
By: [Signature]
Julie Ducharme, Vice President

State of Florida
County of Bay

The foregoing instrument was acknowledged before me by means of ✓ physical presence or _____ online notarization, this 2nd day of June, 2022 by **Darren Ducharme, President of Darren's Auto Body Inc, A Florida Corporation and Julie Ducharme, Vice President of Darren's Auto Body, Inc, a Florida Corporation.** He/She/They is/are _____ Personally Known OR ✓ Produced drivers license(s) as Identification.

Destiny C. Hazlett
Notary Public Signature (SEAL)
Printed Name: Destiny C. Hazlett
My Commission Expires: 06/24/2023



After Recording Return to:
Kristy Hazlett
South Oak Title - Panama City
2810 Martin Luther King Junior Boulevard, Suite A
Panama City, FL 32405