

Prepared By and Return To:

Florida Coastal Closing & Escrow, LLC
Attn: Richard James Beranek
558 Harrison Avenue
Panama City, FL 32401

Order No.: 22-377-RB

Property Appraiser's Parcel I.D. (folio) Number:
24435-000-000

WARRANTY DEED

THIS WARRANTY DEED dated August 26, 2022, by Robert Huffman a/k/a Robert Samuel Huffman, Jr., an unmarried person, whose post office address is 5130 Park Street, Panama City, FL 32404 (the "Grantor"), to Magnitude Design Group Inc, a Georgia Corporation, whose post office address is 1501 Parkcrest Lane, Grayson, GA 30017 (the "Grantee").

(Wherever 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)

WITNESSETH: That the Grantor, for and in consideration of the sum of FOUR HUNDRED TWELVE THOUSAND FIVE HUNDRED AND 00/100 And No/100 Dollars (\$412,500.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Bay, State of Florida, viz:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 14 WEST; RUN THENCE EAST 132 FEET; THENCE NORTH 260 FEET; THENCE WEST 132 FEET; THENCE SOUTH 260 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT ANY PORTION LYING WITHIN THE RIGHT OF WAY OF ROAD.

Subject to easements, restrictions, reservations and limitations of record, if any.

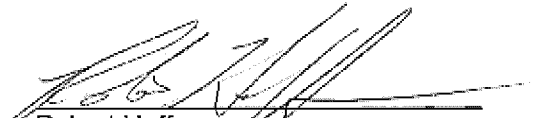
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

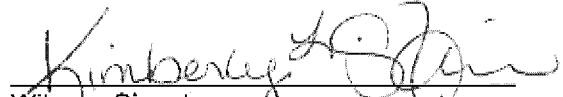
AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: December 31, 2022.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.


WARRANTY DEED


Robert Huffman

Signed, sealed and delivered in presence of:


Witness Signature


Kimberley L. Stinson
Printed Name of First Witness


Witness Signature

Maureen Agro
Printed Name of Second Witness

STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me by means of physical presence or () online notarization this 20 day of August, 2022, by Robert Huffman.


Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification:
Type of Identification
Produced: Drivers License

WARRANTY DEED