

After Recording Return to:
Ceilia Jay James
Marianna Title Services, Inc.
2876 Madison Street
P.O. Box 1524 (32447)
Marianna, FL 32448

This Instrument Prepared by:
Ceilia Jay James
Marianna Title Services, Inc.
2876 Madison Street
P.O. Box 1524 (32447)
Marianna, FL 32448
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
03555-000-000
File No.: 20220362

WARRANTY DEED

This Warranty Deed, Made the 3 day of October, 2022, by **Carlos Holder and Linda Holder, as husband and wife**, whose post office address is: 1096 Hwy 231, Alford, FL 32420, hereinafter called the "Grantor", to **Marsey Cornett and Bradley Cornett, as Joint Tenants With Rights of Survivorship**, whose post office address is: 7522 Campflower Rd, Youngstown, FL 32466, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **One Hundred Twenty Five Thousand Dollars and No Cents (\$125,000.00)** 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:

SEE EXHIBIT "A" ATTACHED HERETO

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

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 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 has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES

TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: Ceilia Jay James

Printed Name: Ceilia Jay James

Carlos Holder
Carlos Holder

Witness Signature: Sherry Toole

Printed Name: Sherry Toole

Linda Holder
Linda Holder

State of Florida

County of Sackson

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3 day of October, 2022 by Carlos Holder and Linda Holder, as husband and wife. He/She/~~they~~ is/are ☐ Personally Known OR ☒ Produced FLDL as Identification.

Notary Public Signature: Sherry Toole

Printed Name: Sherry Toole

My Commission Expires: _____

☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

(SEAL)



EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at a point 1,166.5 feet South of the Northwest Corner of the Southwest Quarter of the Northwest Quarter of Section 27, Township 1 South, Range 12 West; thence running East to the West right-of-way line of the Atlantic and St. Andrews Bay Railroad; thence running South along the West right-of-way line of said

Railroad to the center of the run of Bridge Creek, same being the center of the culvert under said Railroad; thence Westerly following the run of said Bridge Creek to the East right-of-way line of U.S. Highway Number 231; thence North along said East Line of U.S. Highway 231 to the point of beginning, Public Records of Bay County, Florida.