

This Instrument Prepared By:

Angie Cannady
13800 Panama City Beach Parkway
STE 117

Panama City Beach, FL 32407

As a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it

File: **PCB-22-3836**

Property Appraisers Parcel I.D. (Folio) Number(s):
30166-416-380

WARRANTY DEED

THIS WARRANTY DEED, Made the October 11, 2022, by

Marion H. Neitzke, a widower (herein referred to as "Grantor," whether one or more), whose mailing address is

2908 Sowell Rd, Brewton, AL 36426

and Michael F. Ryan and Christina L. Ryan, husband and wife, as joint tenants, (herein referred to as "Grantee"), whose mailing address is

220 Scooter Drive, Panama City Beach, FL 32408

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 Southeast corner of Section 5, Township 4 South, Range 15 West, Bay County, Florida; thence run North 00°13'49" West and along the East boundary of said Section 484 feet; thence South 89°40'34" West, 928 feet to the Point of Beginning; thence South 89°40'34" West, 85 feet; thence North 00°13'49" West, 114 feet, more or less, to the R/W of Scooter Drive, as recorded in the Official Records of Bay County, Florida, Official Records Book 1011, Page 1162; thence Easterly and along said R/W 85 feet, more or less, to a point which is North 00°13'49" West of the point of beginning; thence South 00°13'49" East, 114 feet, more or less, to the Point of Beginning. This lot is also known as Lot 76, North Lagoon Heights Phase II, an unrecorded subdivision.

This Property **IS** 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 10th day of October 2022.

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

Candace Ball
WITNESS
PRINT NAME: Candace Ball
Annie L Avant
WITNESS
PRINT NAME: ANNIE L AVANT

✓ Marion H. Neitzke by Karen Pik,
Marion H. Neitzke by Karen Pik, Attorney-In-
Fact
Attorney in Fact

STATE OF Alabama
COUNTY OF Escambia

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 10 day of October, 2022, by Karen Pik, as Attorney-In-Fact for Marion H. Neitzke.

X

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

Personally Known: X OR Produced Identification: _____
Type of Identification
Produced: _____

(seal)

After Recording Return to:
Angie Cannady
South Oak Title - Panama City Beach
13800 Panama City Beach Parkway, STE 117
Panama City Beach, FL 32407

