

This Instrument Prepared By:

Crystal Whitely
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-23-6434**

Property Appraisers Parcel I.D. (Folio) Number(s):
34039-175-050

WARRANTY DEED

THIS WARRANTY DEED, Made the **February 10, 2023**, by **Steven L. Smith and Emily Smith, a married couple** (herein referred to as “Grantor,” whether one or more), whose mailing address is 1906 La Salle Lane, League City, TX 77573, and **Rachael E. Cook and Donald E. Cook, a married couple, as joint tenants**, (herein referred to as “Grantee”), whose mailing address is 6652 Gould Gray Road North, Brainerd, MN 56401.

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:

Lot 5, Lyndell Plantation Phase Two, according to the plat thereof as recorded in Plat Book 24, Page 36, of the Public Records of Bay County, Florida.

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 6 day of February, 2023.

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

[Signature]
WITNESS

PRINT NAME: Rebecca Kelly

[Signature]
WITNESS

PRINT NAME: Melanie Espinoza

[Signature]
WITNESS

PRINT NAME: Emily Smith

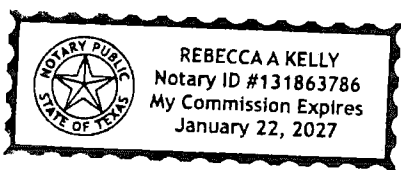
Emily Smith

STATE OF ~~FLORIDA~~ Texas
COUNTY OF ~~BAY~~ Harris

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 10th day of February, 2023, by Steven L Smith and Emily Smith.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification:

Type of Identification

Produced: Texas Driver's License

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