

Prepared By:
Melisa A. Langerud
Diamond Title Agency, Inc.
3436 A Highway 77
Panama City, Florida 32405
File #: 23-40661J
Parcel ID #: 21948-010-000

WARRANTY DEED

(CORPORATE)

This **WARRANTY DEED**, dated February 22, 2023 by

Thomas W. Ledman as Trustee for the Ledman Construction, Inc. 401K. Profit Sharing Plan: FBO Thomas W. Ledman
hereinafter called the **GRANTOR**, to

Conner Lichty and Cassandra Lichty, husband and wife
whose post office address is 228 N Macarthur Avenue, Panama City, Florida 32401
hereinafter called the **GRANTEE**:

(Wherever used herein the terms "Grantor" and "Grantee" include all 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 \$10.00 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, viz:

The West 90 feet of Lot 1, Block A, Third Addition Cove Terrace (Bunker's Cove) Being Sudduth Realty Company's Inc. Fifteenth Addition to Panama City, according to the plat thereof, recorded in plat Book 7, Page(s) 60, of the Public Records of Bay County, Florida.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year **2023** and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, 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 except as above noted, 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.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

Thomas W. Ledman as Trustee for the
Ledman Construction, Inc. 401K. Profit Sharing Plan:
FBO Thomas W. Ledman

SIGNED , SEALED & DELIVERED
IN THE PRESENCE OF:



Witness #1 **Melisa A. Langerud**

Witness #1 Print Name



Witness #2 **Kimberly Batastini**

Witness #2 Print Name:

State of Florida

County of Bay

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☒ physical presence of () online notarization, on February 22, 2023 by as of Thomas W. Ledman as Trustee for the Ledman Construction, Inc. 401K. Profit Sharing Plan: FBO Thomas W. Ledman on behalf of the corporation. He is personally known to me or who produced FL Drivers License as identification.





Notary Public

My Commission Expires: _____