

THIS INSTRUMENT PREPARED BY:

Robert P. Lynch, an employee of
Beach Land and Title Services, Inc.
4399 Commons Drive East
Suite 300
Destin, Florida 32541
23-1162

(The space above is provided for recording information)

WARRANTY DEED

THIS WARRANTY DEED made this 28 day of April, 2023, between **Patricia J. Collins, an unmarried woman**, whose mailing address is 95098 Windflower Trl, Fernandina Beach, Florida 32034-3798, hereinafter referred to as "grantor", and **Jeffrey D. Harrison, an unmarried man**, whose mailing address is 1210 Kristanna Drive, Panama City, Florida 32405, hereinafter referred to as "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 Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which 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:

Lot 61, Block "A", NORTHSHORE ADDITION PHASE VII, according to the Plat thereof as recorded in Plat Book 16, Page(s) 80 and 81, Public Records of Bay County, Florida.

Parcel Identification No. 11728-690-000

This conveyance is made subject to covenants, conditions, restrictions and easements of record, if any, which may now affect the above described property, but this provision shall not operate to reimpose the same. Also subject to zoning regulations and ordinances, and to real estate taxes for the year 2023 and subsequent years.

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 Grantor hereby covenants with said grantee that 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.

Signed, Sealed, and Delivered
in our presence as witnesses:

Anil Mauti
witness #1 signature

Sarah Martin
print witness #1 name

Patricia J. Collins
Patricia J. Collins - Seller

Valerie D. Dunn
witness #2 signature

Valerie D. Dunn
print witness #2 name

Valerie D. Dunn
- Seller

(witnesses as to both signatures)

STATE OF Oklahoma

COUNTY OF Oklahoma

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 28th day of April, 2023, by Patricia J. Collins, an unmarried woman who: (Notary must check applicable box)

- is personally known to me.
- produced a current _____ (state) driver's license as identification.
- produced Florida Driver License as identification.

Valerie D. Dunn, Notary Public
Notary Public

Valerie D. Dunn
print Notary Name
My Commission Expires: 09.29.23



(notary seal)