

Prepared by:
Aqua Title Services
36150 Emerald Coast Parkway, Suite 101
Destin, Florida 32541

General Warranty Deed

Made this May 26, 2023 A.D. By **Richard Harold Von Schlichten, individually and as Trustee of The Von Schlichten Revocable Trust Agreement dated April 18, 2019 A/K/A The Von Schlichten Revocable Trust**, whose address is: 586 Elknud Lane, Johnstown, Pennsylvania 15905, hereinafter called the grantor, to **Lynn Wells, an unmarried woman, and Hilda K. Wells, an unmarried woman, as joint tenants with right of survivorship**, whose post office address is: 1243 Park Drive, Stone Mountain, Georgia 30083, hereinafter called the grantee:

(Whenever used herein the term "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 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:

COMMENCE AT THE MOST EASTERLY CORNER OF LOT 1, BLOCK 14, FIFTH ADDITION TO LAGUNA BEACH ESTATES, AS RECORDED IN PLAT BOOK 7, PAGE 72, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE RUN SOUTH 66 DEGREES 14 MINUTES 13 SECONDS WEST, 26 FEET TO THE POINT OF BEGINNING, RUN THENCE NORTH 23 DEGREES 21 MINUTES 47 SECONDS WEST, 63.8 FEET; RUN THENCE NORTH 54 DEGREES 29 MINUTES 33 SECONDS EAST, 43 FEET; RUN THENCE SOUTH 37 DEGREES 16 MINUTES 07 SECONDS EAST, 74.62 FEET; RUN THENCE SOUTH 66 DEGREES 14 MINUTES 13 SECONDS WEST, 60 FEET TO THE POINT OF BEGINNING.

Being and intended to be the same premises conveyed to the Grantor herein by deed recorded April 23, 2019, in Official Records Book 4114, Page 2245, Public Records of Bay County, Florida.

Parcel ID Number: 36740-030-000

Said property is not the homestead property of the Grantor as defined by the Constitution of the State of Florida. If property is not the homestead property of the Grantor, then neither the Trustee named herein, nor the spouse thereof, or anyone for whose support they are responsible, reside on or adjacent to the property here in described.

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 December 31, 2022.

SIGNATURE(S) ON THE FOLLOWING PAGE

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:

Melissa L. Loker

Witness Printed Name Melissa L. Loker

Richard Harold Von Schlichten

**Richard Harold Von Schlichten, individually and as Trustee
of The Von Schlichten Revocable Trust Agreement dated
April 18, 2019**

Address: 586 Elknud Lane, Johnstown, Pennsylvania 15905

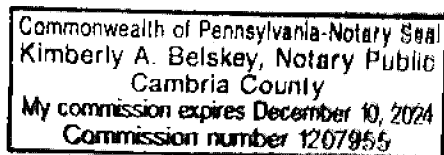
Alexis Keyser

Witness Printed Name Alexis Keyser

STATE OF Pennsylvania

COUNTY OF Cambria

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22nd day of May, 2023, by Richard Harold Von Schlichten, individually and as Trustee of The Von Schlichten Revocable Trust Agreement dated April 18, 2019 A/K/A The Von Schlichten Revocable Trust, whom I do personally know or or who has produced a valid driver's license or government issued photo ID as identification.



[NOTARY SEAL]

Kimberly A. Belskey
Notary Public
Print Name: Kimberly A. Belskey
Commission Number: 1207955
My Commission Expires: 12-10-2024