

Prepared by and return to:

**Jeremy Stark**  
**Cornerstone Title Agency, Inc.**  
**2424 Jenks Ave.**  
**Panama City, FL 32405**

File Number: **2311947**

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## Warranty Deed

**This Warranty Deed** made this **5th day of June, 2023**, between **Bryant R. Soule, an unmarried man** whose post office address is **408 Landings Dr., Lynn Haven, FL 32444**, grantor, and **John L Shuff and Sandra K Shuff, husband and wife** whose post office address is **408 Landings Drive, Lynn Haven, FL 32444**, grantee:

(Whenever 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, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the **Bay County, Florida**, to-wit:

**Lot 23, Block L, THE LANDINGS according to plat on file in Plat Book 18, Page 31, of the Public Records of Bay County, Florida.**

**Parcel Identification Number: 11280-068-000**

Subject to all reservations, covenants, conditions, restrictions, and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

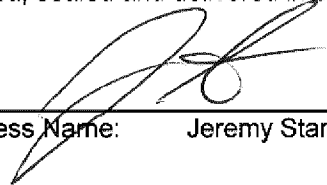
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

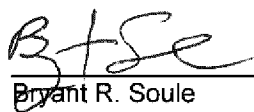
**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that 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.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

  
\_\_\_\_\_  
Witness Name:      Jeremy Stark

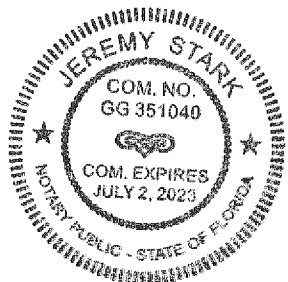
  
\_\_\_\_\_  
Bryant R. Soule

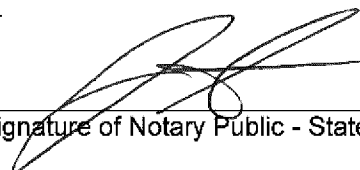
  
\_\_\_\_\_  
Witness Name: Jennifer L. Campbell

STATE OF FLORIDA

COUNTY OF Bay

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 2nd day of June, 2023, by Bryant R. Soule.



  
\_\_\_\_\_  
(Signature of Notary Public - State of Florida)

**Jeremy Stark**

\_\_\_\_\_  
(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification

Type of Identification Produced