

SEND TAX NOTICE TO: 4026W 24th Street Panama City, FL. 32405

QUITCLAIM DEED

STATE OF FLORIDA  
COUNTY OF BAY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of \$10.00 to the undersigned GRANTOR, MARGARET LOUISE SMITH, a single woman, the receipt of which is hereby acknowledged, GRANTOR, MARGARET LOUISE SMITH, does hereby release, remise and quitclaim unto GRANTEEES, RICHARD ALAN FRIX, DUSTIN SHANE FRIX, and DAVID LEE FRIX, JR., a minor at the time of execution, the following described real estate situated in Bay County, Florida, as more accurately described in the attached Exhibit "A".

TO HAVE AND TO HOLD unto the said RICHARD ALAN FRIX, DUSTIN SHANE FRIX, and DAVID LEE FRIX, JR., a minor at the time of execution, their heirs and assigns, forever. However, the GRANTOR, MARGARET LOUISE SMITH, hereby retains a life estate, without any liability for waste.

Said property is not the homestead of the grantor.

TO HAVE AND TO HOLD unto the said GRANTEEES, and assigns, forever.

IN WITNESS WHEREOF, I have hereunto set my hands and seals on July 7th, 2023.

Signed, sealed and delivered  
in the presence of:

[Signature]  
Witness

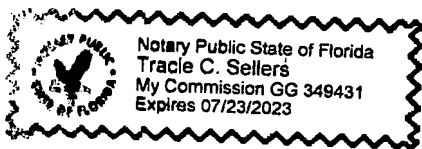
[Signature]  
Witness

[Signature]  
MARGARET LOUISE SMITH

STATE OF FLORIDA  
COUNTY OF BAY

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that, MARGARET LOUISE SMITH, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal on July 7, 2023.



My commission expires: 7/23/23

[Signature]  
Notary/Public (signature)

Tracie C. Sellers  
Notary Public (printed name)

# EXHIBIT "A"

Commence at the Northwest Corner of Section 27, Township 2 North, Range 12 West, Bay County, Florida; thence  $S88^{\circ}12'30''E$  for 677.10 feet to Point of Beginning; thence  $S11^{\circ}47'15''W$  for 747.46 feet to Northerly side of Scott Road; thence  $S35^{\circ}05'13''E$  along Scott Road for 250.12 feet; thence  $N54^{\circ}39'15''E$  for 1253.53 feet, more or less, to the centerline of a stream; thence Northwesterly along said stream centerline for 329 feet, more or less, to a point bearing  $S88^{\circ}12'30''E$  of the Point of Beginning; thence  $N88^{\circ}12'30''W$  for 744.18 feet, more or less, to Point of Beginning.

AND

Commence at the Northwest Corner of Section 27, Township 2 North, Range 12 West, Bay County, Florida; thence  $S88^{\circ}12'30''E$  along the North line of said Section 27 for 1436.16 feet to the centerline of a creek and the Point of Beginning; thence continue  $S88^{\circ}12'30''E$  along the North line of Section 27 for 435.14 feet; thence  $S17^{\circ}50'38''E$  for 39.55 feet; thence  $S54^{\circ}39'15''W$  for 195.49 feet to the centerline of aforesaid creek; thence Northwesterly along centerline of creek for 358.3 feet, more or less, to the Point of Beginning. Being a portion of Section 27, Township 2 North, Range 12 West.

### RESTRICTIONS

1. A strip thirty feet in width along all boundaries of the property which abut any private road shall be restricted to use for such road, and shall not be improved or used for any other purpose.
2. The keeping or maintaining of junk, trash, debris or other things which are unsightly or hazardous, or doing of any activity which constitutes a nuisance to other property owners, or other wise causes the value of property in the vicinity to depreciate, is prohibited.
3. Easement for installation and maintenance of utilities as presently exists or as may be required in the future shall be allowed along boundaries of the Property.