

Prepared by and return to:

Tiffany Larivaud
Title & Abstract Agency of America, Inc.
4902 Eisenhower Boulevard Suite 295
Tampa, FL 33634

File Number: 23-315125

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 29th day of September, 2023, between **West Central Land, LLC, a California Limited Liability Company**, whose post office address is **1001 Avenida Pico #C418, San Clemente, CA 92673**, grantor, and **Jane C. Johnson, a Married Woman**, whose post office address is **6615 Bolivia St, Youngstown, FL 32466**, 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:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 13 WEST, BAY COUNTY, FLORIDA; THENCE S00°31'48"W, 660.0 FEET; THENCE N89°15'50"W, 510.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°15'50"W, 150.00 FEET; THENCE S00°31'48"W, 300.0 FEET TO THE NORTH RIGHT-OF-WAY LINE OF AN EXISTING 60.0 FOOT ROAD; THENCE S89°15'50"E, ALONG SAID RIGHT-OF-WAY LINE, 150.0 FEET; THENCE N00°31'48"E, 300.0 FEET TO THE POINT OF BEGINNING. ALSO KNOWN AS LOT 13, BLOCK "C" OF PANAMA PINES UNIT 1.

Parcel Identification Number: 05288-245-000

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: Adam Arredondo

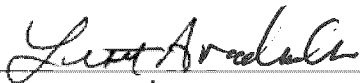
West Central Land, LLC, a California Limited Liability Company

By South PCH, LP, its General Manager

By Westview Management, its General Partner




Ben Harris, Secretary



Witness Name: Lisset Arredondo

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this _____ day of _____, 2023, by Ben Harris of West Central Land, LLC, a California Limited Liability Company, () who (is/are) personally known to me or () who has produced _____ as identification.

See Attached


Notary Public

Printed Name

My Commission Expires

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

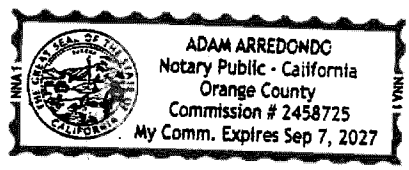
State of California
County of Orange

On 9/19/2023 before me, Adam Arredondo, Notary Public
(insert name and title of the officer)

personally appeared Ben Harris,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature] (Seal)