

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
23-1492

(The space above is provided for recording information)

WARRANTY DEED

THIS WARRANTY DEED made this 17th day of November, 2023, between **Aaron Eichstedt, and Aiza Eichstedt, husband and wife**, whose mailing address is 2703 Will Lucas Road, Linden, North Carolina 28356, hereinafter referred to as "grantor", and **Tim Plummer and Melissa Plummer, husband and wife**, whose mailing address is 5109 Beach Dr, Panama City, Florida 32408, 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:

A PORTION OF LOT 4, BLOCK 13, TREASURE ISLAND SECTION ONE, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 63 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHERLY CORNER OF LOT 3; THENCE SOUTH 47 DEGREES EAST 120.06 FEET; THENCE SOUTH 42 DEGREES WEST 24.96 FEET FOR POINT OF BEGINNING; THENCE CONTINUE SOUTH 42 DEGREES WEST 12.82 FEET SOUTH 47 DEGREES EAST 3.77 FEET THENCE SOUTH 42 DEGREES WEST 31.45 FEET THENCE NORTH 47 DEGREES WEST 0.29 FEET SOUTH 42 DEGREES WEST 5.50 FEET SOUTH 47 DEGREES EAST 18.99 FEET NORTH 41 DEGREES EAST 5.47 FEET NORTH 47 DEGREES WEST 0.23 FEET NORTH 42 DEGREES EAST 8.80 FEET SOUTH 46 DEGREES EAST 3 FEET NORTH 42 DEGREES EAST 23.37 FEET NORTH 47 DEGREES WEST 4.75 FEET NORTH 43 DEGREES EAST 6.30 FEET THENCE NORTH 47 DEGREES WEST 8.30 FEET NORTH 43 DEGREES EAST 5.75 FEET THENCE NORTH 47 DEGREES WEST 12.18 FEET TO POINT OF BEGINNING AKA UNIT II.

Parcel Identification No. 31603-002-000

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.

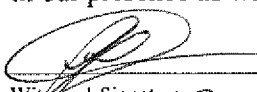
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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, 2023.

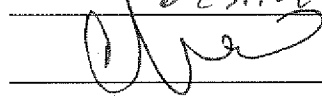
IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

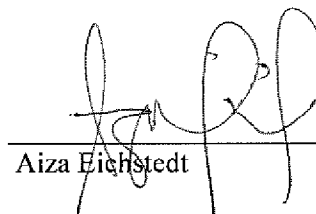
Signed, Sealed, and Delivered
in our presence as witnesses:

Witness 1 Signature 
Print Name: Robert P. Lynch
Address: 4399 Connor Dr. E Ste 300
Destin FL 32541



Aaron Eichstedt

Witness 2 Signature 
Print Name: CRAG DUGAN
Address: 15750 PCB Parkway Unit 400
PCB, FL 32413



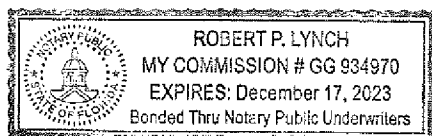
Aiza Eichstedt

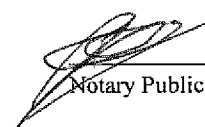
(witnesses as to both signatures)

STATE OF FL
COUNTY OF Bay

The foregoing instrument was acknowledged before me by means of [4] physical presence or [] online notarization this 10 day of Nov, 2023, by Aaron Eichstedt and Aiza Eichstedt, husband and wife who: (Notary must check applicable box)

- [] is personally known to me.
[x] produced a current, FL (state) driver's license as identification.
[] produced _____ as identification.





Notary Public
print Notary Name
My Commission Expires: _____

(notary seal)