

**PREPARED BY AND RETURN TO:**

Chad R. Templeron, Esq.

Burg Wynn, P.A.

215 Harrison Ave.

Panama City, Florida 32401

Telephone: (850) 851-0621

Property Identification No.: 27004-000-000

\_\_\_\_\_  
SPACE ABOVE THIS LINE FOR RECORDING DATA

**TRUSTEE'S DEED**

**THIS TRUSTEE'S DEED**, executed this 18 day of November, 2023, by **RANDY MICHAEL HOLDEN**, Trustee of the **2000 POLICASTRO FAMILY TRUST** dated, January 31, 2000, with full power and authority to protect, conserve and to sell, or to lease or to encumber, or otherwise to manage and dispose of the real property described herein, pursuant to Fla. Stat. 689.071, whose post office address is 403 Wildflower Ln., Blacksburg, VA 24060, Grantor, to **JOSEPH HOLDEN**, a single man, whose post office address is, 2500 Michigan Ave., Panama City, FL 32405, Grantee,

**WITNESSETH**, That the Grantor for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate, lying and being in the **County of Bay, State of Florida**, to-wit:

**Commence at a point on the West Line of Section 25, Township 3 South, Range 15 West, Bay County, Florida 1550 feet North of the Southwest Corner of Section 25 for the Point of Beginning; thence East for 208.7 feet; thence South 128.7 feet; thence West 208.7 feet; thence North 128.7 feet to the Point of Beginning; Less and except the West 33.0 feet for the Right-of-Way of Michigan Avenue.**

**NOTE TO PROPERTY APPRAISER:**

The land described herein is not the homestead of the Grantor.

SUBJECT TO: Taxes and assessments for the current year and all subsequent years.

SUBJECT TO: Conditions, restrictions, limitations, easements and utility agreements of record, if any.

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

TO HAVE AND TO HOLD the same in fee simple forever.

**TITLE TO THE LANDS DESCRIBED HEREIN HAS NOT BEEN EXAMINED BY THE PREPARER, BURG WYNN, P.A., AND NO WARRANTY OR OTHER REPRESENTATION IS MADE AS TO THE MARKETABILITY OR CONDITION OF THE TITLE. THIS INSTRUMENT WAS PREPARED AND BASED SOLELY UPON INFORMATION PROVIDED BY GRANTOR.**


*Warranty Deed*

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**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; 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 in the current year.

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

Signed, Sealed and Delivered in the presence of:

  
(Witness #1 Signature)

Hunter R. Holden  
(Witness #1 Print Name)

  
(Witness #2 Signature)

Miranda R. Holden  
(Witness #2 Print Name)

State of Virginia

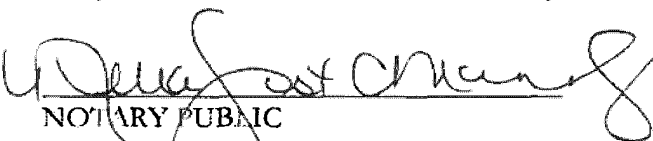
County of Montgomery

  
RANDY MICHAEL HOLDEN, Trustee of  
The 2000 Policastro Family Trust dated  
January 31, 2000

**I HEREBY CERTIFY** that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, appeared, RANDY MICHAEL HOLDEN, Trustee of the 2000 POLICASTRO FAMILY TRUST dated, January 31, 2000 [X] by means of physical presence or [ ] online notarization, who is [ ] personally known to me or [X] who has produced a driver's license as identification and who did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid, this 18 day of November, 2023.

My commission expires: 01/31/2026

  
NOTARY PUBLIC

