

Prepared by:
Heather K. Hudson
Hand Arendall Harrison Sale LLC
304 Magnolia Avenue
Panama City, FL 32401
(850)769-3434

Parcel ID # 27087-010-000 & 27087-020-000

QUIT CLAIM DEED

THIS INDENTURE, made on this 5th day of December 2023, by and between

Charles Jay Zirbel a/k/a Charles Zirbel, whose address is 2307 Mound Ave., Panama City, FL 32405, Grantor, and

CDZ Properties, LLC, whose address is 2307 Mound Ave., Panama City, FL 32405, Grantee,

Witnesseth: that the said Grantor, for and in consideration of the sum of TEN AND NO/100 Dollars (\$10.00), in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has remised, released and quit claimed, and by these presents does remise, release and quit-claim unto the said Grantee, and his heirs, successors and assigns forever, the following described land, situate, lying and being in the County of BAY County, State of Florida, to-wit:

See attached Exhibit A for legal description.

NO TITLE SEARCH WAS PERFORMED ON THE PROPERTY DESCRIBED. NO LIABILITY ASSUMED BY THE PREPARER AS TO THE STATUS OR MARKETABILITY.

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.

The land is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any persons for whose support the Grantor is responsible reside on or adjacent to the land.

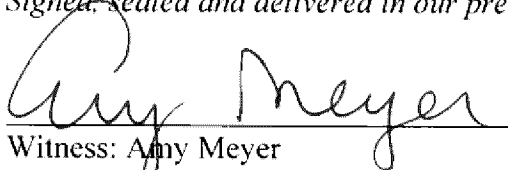
To Have and to Hold, the same together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all estate, right, title, interest, lien, equity and claim whatsoever of the said Grantors, either in law or equity, to the only proper use, benefit and behoof of the said Grantees forever.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name, the day and year first above written.



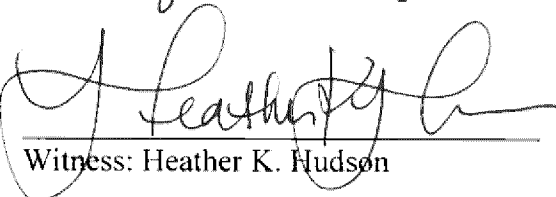
Charles Zirbel, Grantor

Signed, sealed and delivered in our presence:



Witness: Amy Meyer

Address: 304 Magnolia Ave.
Panama City, FL 32401




Witness: Heather K. Hudson

Address: 304 Magnolia Ave.
Panama City, FL 32401

State of Florida
County of Bay

The foregoing instrument was acknowledged before me by means of physical presence OR online notarization, this 5th day of December 2023 by CHARLES ZIRBEL, who is personally known to me OR who has produced FL. DL. as identification.



NOTARY PUBLIC

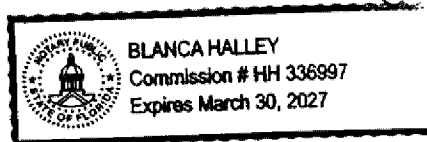


EXHIBIT A

PARCEL I:

The west 70 feet of the East 140 feet of Lots 42, 43, 44, 45, 46 and 47, inclusive of Block "G", according to the Plat of Bay View Heights Subdivision located in Section 26, Township 3 South, Range 15 West, as on file in the Office of the Clerk of the Circuit Court at Bay County, Florida; Also the West 70 feet of the East 140 feet of Lot 41, Block "G" Bay View Heights Subdivision located in Section 26, Township 3 South, Range 15 West, as per plat on file in the Office of the Clerk of the Circuit Court of Bay County, Florida.

LESS AND EXCEPT THE FOLLOWING PARCEL:

Commence at the Northeast Corner of Lot 41 and run West along the North line of said Lot 41 a distance of 82.5 feet for a Point of Beginning; thence run South 12.5 feet to the center of said Lot 41; thence run East 12.5 feet; thence run North 12.5 feet to the North line of said Lot 41; thence run West along the North line of said Lot 41 a distance of 12.5 feet to the Point of Beginning.

PARCEL II:

The West Half of the East 280 feet of Lots 41 through 47, inclusive of Block "G" according to the plat of Bay View Heights Subdivision, located in Section 26, Township 3 South, Range 15 West, as on file in the Office of the Clerk of the Circuit Court of Bay County, Florida.

PARCEL III:

The East 70 feet of Lots 42, 43, 44, 45, 46 and 47 and the East 70 feet of the South 12.5 feet of Lot 41, Block "G" Bay View Heights Subdivision, according to plat on file in Plat Book 7, Page 82, Public Records of Bay County, Florida.

Parcel IV:

That portion of Lots 41, 42, 43, 44, 45, 46, and 47, Block "G", Bay View Heights Subdivision, as per plat recorded in Plat Book 7, Page 82 of the Public Records of Bay County, Florida; located in Section 26, Township 3 South, Range 15 West, lying west of a line running North and South through a point which is 280 feet west of the East line of said Lots 41 through 47, inclusive and lying Northerly of a line 50 feet Northerly of and parallel with the centerline of Survey of State Road 368 (23rd Street), as shown on F.D.O.T. Right of Way Map 46140-2509, said map being on file at F.D.O.T. District 3 Office, Chipley, Florida.