

Prepared by and Return to:

Darlene Durkee
MTI Title Insurance Agency, Inc.
1714 W. 23rd Street, Suite F
Panama City, FL 32405

-Incidental to the issuance of title insurance

Property Appraiser's Parcel ID #27338-060-010
File- MFL-2266778
Consideration Amount \$250,000.00

TRUSTEE DEED

This Indenture, Made this March 22, 2024, between Joseph Eugene Hatcher and Barbara B Hatcher, Individually and as Trustee(s) of the Joseph Eugene Hatcher and Barbara B Hatcher Revocable Living Trust Dated 2/7/2023, whose post office address is: 1310 Bahn Innsbruck, Helen, GA 30545, hereinafter called the "Grantor"*, and, Lisa Radsersht, whose post office address is: 6575 Harbour Boulevard, Panama City Beach, FL 32407, hereinafter called the "Grantee":

Witnesseth: That said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, 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 Bay County, FL, and being further described as follows:

Commence at the Southwest corner of the Southeast Quarter of the Northwest Quarter of Section 28, Township 3 South, Range 15 West, Bay County, Florida; thence N89°48'07"W along the South line of the Southeast Quarter of the Northwest Quarter of said Section 28 for 1288.83 feet to the East right of way line of Wildwood Road; thence N00°24'35"E along said East right of way line for 522.98 feet to the P.C. of a curve concave to the East and having a radius of 35.00 feet; thence Northeasterly along said curve for an arc distance of 55.36 feet, said arc having a chord of 49.77 feet bearing N45°43'24"E to the P.T. of said curve being a point on the South right of way line of Harbour Boulevard; thence along said South right of way line for the following bearings and distances; S88°57'46"E for 231.04 feet to the P.C. of a curve concave to the North and having a radius of 2981.07 feet; thence Easterly along said curve for an arc distance of 201.61 feet, said arc having a chord of 201.58 feet bearing N89°05'59"E to the P.T. of said curve; thence N87°09'44"E for 428.68 feet to the P.C. of a curve concave to the South and having a radius of 1728.09 feet; thence Easterly along said curve for an arc distance of 216.58 feet, said arc having a chord of 216.44 feet bearing S89° 14'50"E to the P.T. of said curve; thence S85°39'25"E for 345.69 feet to the P.C. of a curve concave to the North and having a radius of 2545.09 feet; thence Easterly along said curve for an arc distance of 201.88 feet, said arc having a chord of 201.82 feet bearing S87°55'45"E to the P.T. of said curve; thence N89°47'54"E for 256.75 feet to the P.C. of a curve concave to the South and having a radius of 4752.82 feet; thence along said curve for an arc distance of 19.82 feet, said arc having a chord of 19.82 feet bearing N89°55'04 "E to the Point of Beginning; thence continue along said curve for an arc distance of 49.21 feet, said arc having a chord of 49.21 feet bearing S89°39'58"E, thence leaving said right of way line S00°17'01"W for 80 feet, more or less, to the water's edge of a canal; thence Westerly along said water's edge for 49 feet, more or less to a point that bears S00°17'01"W from the Point of Beginning; thence N00°17'01"E thru and along a party wall for 83 feet, more or less, to the Point of Beginning.

Property Address: 6575 Harbour Boulevard, Panama City Beach, FL 32407

AND THE SAID Grantor will only warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of those persons claiming by, through or under Grantor, but not otherwise.

*"Grantor" and "grantee" are used for singular or plural, as context requires.

Subject to easements, restrictions, and covenants of record, and real property taxes for the current year which are prorated.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any member of the household of Grantor resides thereon.

File #: MFL-2266778

In Witness Whereof, the said Grantor has hereunto set the Grantor's hand and seal the day and year first above written.

WITNESSES:	GRANTOR(S):
<p><u>Julia E. Jensen</u> Witness #1 Signature</p> <p><u>Julia E. Jensen</u> Witness #1 Print Name</p> <p><u>755 Ridgewood Avenue</u> Witness #1 Address</p> <p><u>Gainesville, GA 30501</u> Witness #1 City, State, Zip Code</p>	<p>Joseph Eugene Hatcher and Barbara B Hatcher Revocable Living Trust Dated 2/7/2023</p> <p>By: <u>Joseph Eugene Hatcher</u> Joseph Eugene Hatcher, Individually and as Trustee</p> <p>By: <u>Barbara B. Hatcher</u> Barbara B Hatcher, Individually and as Trustee</p>
<p><u>Dotie Ward</u> Witness #2 Signature</p> <p><u>Dotie Ward</u> Witness #2 Print Name</p> <p><u>4105 Dollar Circle</u> Witness #2 Address</p> <p><u>Suwanee, Ga 30024</u> Witness #2 City, State, Zip Code</p>	
<p>THIS DEED IS NOT VALID WITHOUT THE PRINTED NAME, SIGNATURE, AND ADDRESS OF THE WITNESSES PURSUANT TO F.S. 695.26</p>	

State of Georgia; County of Lumpkin

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 19 day of March, 2024 by: Joseph Eugene Hatcher and Barbara B Hatcher, Individually and Trustee(s) of the Joseph Eugene Hatcher and Barbara B Hatcher Revocable Living Trust Dated 2/7/2023, who is/are authorized to execute the forgoing instrument, and is/are personally known by me or who has/have produced: Driver License as identification.

Mary Dietlin
Notary Public

My Commission Expires: November 21, 2027

