

Prepared By and Return To:

Anchor Title Co.
438 N. Cove Blvd.
Panama City, FL 32401

Order No.: 2303-002

Property Appraiser's Parcel I.D. (folio) Number:
03558-000-000

WARRANTY DEED

THIS WARRANTY DEED dated April 11, 2024, by Linda Holder a/k/a Linda Lou Holder, whose post office address is 1096 Highway 231, Alford, Florida 32420 (the "Grantor"), to King's Mobile Home Broker, Inc., a Florida corporation, whose post office address is 4918 Magnolia Avenue, Youngstown, Florida, 32466 (the "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 One Hundred Sixty Thousand And No/100 Dollars (\$160,000.00) 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 situated in County of BAY, State of Florida, viz:

BEGINNING AT A FOUND 1/2" OPEN TOP PIPE MARKING THE INTERSECTION OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 12 WEST AND THE WEST RIGHT OF WAY LINE OF BAY LINE RAILROAD (100 FOOT R/W); THENCE SOUTH ALONG SAID RIGHT OF WAY LINE S 07 DEGREES 52'12"W, A DISTANCE OF 793.16 FEET TO A CALCULATED POINT UNDER A CAR; THENCE LEAVING SAID RIGHT OF WAY LINE N 89 DEGREES 17'25"W, A DISTANCE OF 25 FEET TO A 1/2" REBAR, CAP REFERENCE; THENCE CONTINUE N 89 DEGREES 17'25"W, A DISTANCE OF 472.45 FEET TO A FOUND 5/8" REBAR, NO CAP ON THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 231 (R/W VARIES); THENCE ALONG SAID RIGHT OF WAY LINE N 00 DEGREES 17'38"W, A DISTANCE OF 461.06 FEET TO A FOUND 1/2" OPEN TOP PIPE; THENCE LEAVING SAID RIGHT OF WAY LINE S 89 DEGREES 20'20"E, 381.22 FEET TO A FOUND 1/2" REBAR, CAP 7544; THENCE N 00 DEGREES 41'38"E, 115.43 FEET TO A FOUND 1/2" REBAR, CAP 7544; THENCE N 86 DEGREES 15'22"W, 1.30 FEET TO A FOUND 1/2" REBAR, CAP 7544; THENCE N 00 DEGREES 31'53"E, 209.90 FEET TO A FOUND 2" OPEN TOP PINE; THENCE S 89 DEGREES 20'00"E, 225.16 FEET TO THE POINT OF BEGINNING. SAID PARCEL LYING IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 12 WEST, BAY COUNTY, FLORIDA.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Subject to easements, restrictions, reservations and limitations of record, if any.

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: 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 presence of:

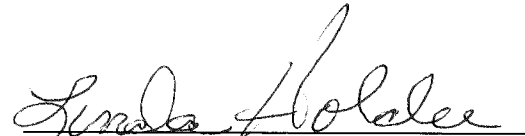

Witness Signature

Darlene C. Robinson

Printed Name of First Witness

438 N. Cove Blvd., Panama City, FL 32401

Address of First Witness


Linda Holder a/k/a Linda Lou Holder

Grantor Address:

1096 Highway 231

Alford, FL 32420


Witness Signature

Kathleen M. Headley

Printed Name of Second Witness

438 N. Cove Blvd., Panama City, FL 32401

Address of Second Witness

STATE OF FLORIDA

COUNTY OF BAY

The foregoing instrument was executed and acknowledged before me by means of XX Physical Presence or ____ Online Notarization this 11th day of April, 2024 by Linda Holder, a/k/a Linda Lou Holder who is personally known to me or who has produced drivers license as identification.



Notary Public

Printed Name: Darlene C. Robinson

Commission # _____

My Commission Expires: October 27, 2027

