

Prepared by and Return to:
Lisa Keeman
MTI Title Insurance Agency, Inc.
11501 Hutchison Blvd., Suite 107
Panama City Beach, FL 32407

-Incidental to the issuance of title insurance
Property Appraiser's Parcel ID #07894-040-000
File- MFL-2268861
Consideration Amount \$205,000.00

WARRANTY DEED

This Indenture, Made this August 14, 2024, between Ronnel Partridge and Anita Partridge, husband and wife, hereinafter called the "Grantor"*, and, Evan Julian Patterson and Lynda Ann Patterson, husband and wife, whose post office address is: 7541 North Gainer Bayou Road, Panama City, FL 32409, hereinafter called the "Grantee".

[Whenever 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, trusts and trustees. "Grantor" and "Grantee" are used for singular or plural, as context requires.]

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 Southeast corner of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section 26, Township 2 South, Range 14 West, Bay County, Florida: thence N 00°29'40" E along the East line of said Southwest Quarter of the Southwest Quarter of the Northwest Quarter, a distance of 393.66 feet, thence depart said East line N 89°38'37" W for 452.59 feet, thence N 0°32'25" E for 127.819 feet to the Point of Beginning; thence N 89°41'34" W for 203.00 feet to the West line of Section 26, thence along said West line N 00°32'25" E for 127.94 feet to the North line of the Southwest Quarter of the Southwest Quarter of the Northwest Quarter of Section 26, thence along said North line S 89°39'34" E for 203.00 feet, thence depart said North line S 0°32'25" W for 127.939 feet to the Point of Beginning.

Together with a Twenty (20) foot Ingress/Egress Easement along the North line thereof described as follows:

Commence at the Southeast corner of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section 26, Township 2 South, Range 14 West, Bay County, Florida; thence N 00°29'40" E along the East line of said Southwest Quarter of the Southwest Quarter of the Northwest Quarter, a distance of 649.147 feet, thence depart said line N 89°39'38" W for 33.20 feet to the Point of Beginning; thence S 00°35'07" W for 20.00 feet, thence N 89°39'38" W for 419.161 feet, thence S 0°32'25" W for 107.939 feet, thence N 89°39'34" W for 20.00 feet, thence N 0°32'25" E for 127.94 feet to the North line of the Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4, thence along said North line S 89°39'34" E for 439.177 feet to the Point of Beginning.

Property Address: 7541 North Gainer Bayou Road, Panama City, FL 32409

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.

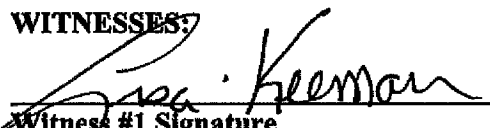
Subject To: (1) Easements, conditions, restrictions, limitations of record, if any, without reimposing same;
(2) Taxes and assessments for the current and subsequent years.

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.

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

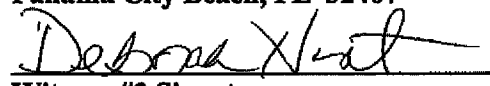
WITNESSES:


Witness #1 Signature

Lisa Keeman

Witness #1 Print Name

**11501 Hutchison Blvd., Suite 107
Panama City Beach, FL 32407**


Witness #2 Signature

Deborah Hunt

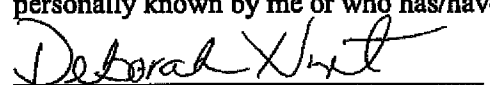
Witness #2 Print Name

**11501 Hutchison Blvd., Suite 107
Panama City Beach, FL 32407**

**THIS DEED IS NOT VALID WITHOUT THE
PRINTED NAME, SIGNATURE, AND ADDRESS OF
THE WITNESSES PURSUANT TO F.S. 695.26**

State of Florida ; County of Bay

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this August 14, 2024 by: Ronnel Partridge and Anita Partridge, husband and wife who is/are personally known by me or who has/have produced: Drivers License as identification.


Notary Public

My Commission Expires:

