

This document prepared by:
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Property Appraisers Parcel Identification:
Folio/Parcel ID Number: 35053-010-000

ENHANCED LIFE ESTATE DEED

THIS ENHANCED LIFE ESTATE DEED, Executed the 8 day of October, 2024, by BARBARA MULLINS BODIE a/k/a BARBARA ANN BODIE, a single woman, whose address is 13828 Mullins Rd., Ebro, FL 32437, hereinafter referred to as "Grantor," to THOMAS LEE BODIE, a married man, whose address is 4304 S. Thatcher Ave., Tampa, FL 33611, TRACY LYNN BODIE SEXTON, a single woman, whose address is 10904 Pine Log Rd., Ebro, FL 32437, and CHAD TYLER BODIE, a married man, whose address is 10904 Pine Log Rd., Ebro, FL 32437, hereinafter referred to as "Grantee."

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Witnesseth, that the Grantor, for and in consideration of the sum of \$10.00 in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby transfer and convey unto the Grantee forever, all the right, title, interest, claim and demand which said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of BAY, State of FLORIDA To Wit;

SITUS ADRESS: 10840 Pine Log Rd., Panama City Beach, FL 32413

Parcel ID No. 35053-010-000

THIS SPACE LEFT BLANK INTENTIONALLY. LEGAL DESCRIPTION CONTINUED ON NEXT PAGE.

A PARCEL OF LAND IN THE WEST HALF OF SECTION 13, AND A PORTION ALONG PINELOG CREEK THAT EXTENDS INTO SECTION 14, TOWNSHIP 1 SOUTH, RANGE 17 WEST, BAY COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 17 WEST AND RUN SOUTH 01°09'38" WEST ALONG THE WEST LINE OF SAID SECTION 13, 1442.91 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF PINELOG ROAD (66' RIGHT-OF-WAY); THENCE SOUTH 50°49'32" EAST ALONG SAID RIGHT-OF-WAY LINE 384.40 FEET TO THE POINT OF CURVATURE (P.C.) OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2455.53 FEET; THENCE CONTINUE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°08'02", CHORD BEARING OF SOUTH 50°15'57" EAST, CHORD DISTANCE OF 48.60 FEET, FOR AN ARC LENGTH OF 48.60 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE RUN NORTH 27°05'11" EAST FOR 364.00 FEET TO A POINT THAT IS 500 FEET EAST AND PERPENDICULAR TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13; THENCE RUN NORTH 01°09'38" EAST PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13, FOR 1757.90 FEET MORE OR LESS TO THE SOUTHERLY EDGE OF PINELOG CREEK; THENCE WESTERLY, NORTHWESTERLY, WESTERLY, SOUTHWESTERLY, AND WESTERLY ALONG THE SOUTHERLY EDGE OF PINELOG CREEK TO A POINT ON THE WEST LINE OF SAID SECTION 13 THAT BEARS NORTH 01°09'08" EAST, 477.15 FEET FROM THE POINT OF BEGINNING: THENCE RUN SOUTH 01°09'07" WEST FOR 477.15 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 13 AND THE POINT OF BEGINNING, containing 22.081 acres, more or less.

Subject to easements and restrictions of record, if any, which are specifically neither extended nor reimposed hereby.

THIS IS NOT THE HOMESTEAD OF THE GRANTOR.

The Grantor reserves a life estate for herself, without any liability for waste, with full power and authority in her to sell, convey, mortgage, lease or otherwise dispose of the property described herein in fee simple, with or without consideration, without joinder by the Remainderman, and to keep absolutely any and all proceeds derived generated thereby without liability for claims or debts of the Remainderman. Upon the death of the life tenant, title shall immediately vest in the Remainderman, Thomas Lee Bodie, Tracy Lynn Bodie Sexton, and Chad Tyler Bodie.

LEGAL DESCRIPTION FURNISHED BY PARTIES AND NOT VERIFIED BY DRAFTER. THIS DOCUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH OR SURVEY. AND IS BASED SOLELY ON FACTS PROVIDED BY EITHER OF THE PARTIES OR AGENT.

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

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Executed on the 8 day of October, 2024.

Barbara Mullins Bodie
Barbara Mullins Bodie

Signed in the presence of:

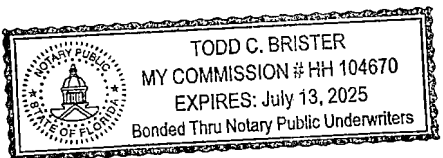
Signed in the presence of:

Jo Ann Mullins
Jo Ann Mullins
13826 Mullins Rd.
Ebro, FL 32437

Virginia Mullins Brock
Virginia Mullins Brock
3022 Briarcliff Rd.
Panama City, FL 32405

STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 8 day of October, 2024, by Barbara Mullins Bodie, who is personally known to me or has produced FLDL as identification.



[Signature]
Notary Public - State of Florida