

Prepared by:

Defender Title and Escrow Agency, LLC
2605 Thomas Drive, #105
Panama City Beach, FL 32408

File Number: 24-4682
Parcel ID: 34779-153-000

Warranty Deed

This Warranty Deed made this **30th** day of October, 2024, between Suzanne Yoos, a widow, (henceforth referred to as "Grantor") whose post office address is 10 Greenwillows Drive, Lakewood, NJ 08701, and **Ricky E. Reagan and Deborah L. Reagan, a married couple**, (henceforth referred to as "Grantee") of **65 Walnut Way, McDonough, GA 30252**:

(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)

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and 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 land, situate, lying and being in Bay County, Florida to wit.

BUILDING L-6, LOT 60, BLOCK "L", UNIT "D":

COMMENCE AT A CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA; THENCE RUN NORTH 00 DEGREES 00'35" WEST ALONG THE WEST BOUNDARY LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 35 FOR 470.86 FEET; THENCE NORTH 89 DEGREES 59'25" EAST FOR 112.00 FEET; THENCE NORTH 89 DEGREES 27'45" EAST ALONG THE CENTERLINE OF "CINDY LANE" (A PRIVATE 30.0 FOOT R/W) FOR 574.06 FEET TO THE EAST BOUNDARY LINE OF BLOCK "E" OF GULF HIGHLANDS BEACH RESORT, PHASE I, AN UNRECORDED SUBDIVISION OF A PORTION OF FRACTIONAL SECTION 35, TOWNSHIP 3 SOUTH, RANGE 16 WEST; THENCE NORTH 00 DEGREES 00'35" WEST ALONG SAID EAST LINE OF BLOCK "E" FOR 0.95 FEET; THENCE LEAVING SAID BLOCK LINE, RUN NORTH 89 DEGREES 59'25" EAST ALONG THE CENTERLINE OF SAID "CINDY LANE" (A PRIVATE 30.0 FOOT R / W) FOR 254.48 FEET TO AN ANGLE POINT IN SAID CENTERLINE; THENCE SOUTH 56 DEGREES 19'48" EAST ALONG SAID CENTERLINE FOR 43.89 FEET TO THE CENTERLINE OF "LINDA LANE" (A PRIVATE 30.0 FOOT RW); THENCE NORTH 00 DEGREES 00'35" WEST ALONG SAID CENTERLINE OF SAID "LINDA LANE" FOR 8.41 FEET TO THE CENTERLINE OF "KIMBERLY LANE" (A PRIVATE 16.0 FOOT R/W); THENCE SOUTH 56 DEGREES 19'48" EAST ALONG THE CENTERLINE OF SAID "KIMBERLY LANE" FOR 398.49 FEET TO AN ANGLE POINT IN SAID CENTERLINE; THENCE SOUTH 00 DEGREES 00'35" EAST ALONG SAID CENTERLINE FOR 235.60 FEET TO AN ANGLE POINT IN SAID CENTERLINE; THENCE SOUTH 89 DEGREES 52'55" EAST ALONG SAID CENTERLINE FOR 127.87 FEET; THENCE LEAVING SAID CENTERLINE, RUN SOUTH 00 DEGREES 07'05" WEST FOR 8.00 FEET TO THE SOUTH R/W OF SAID KIMBERLY LANE; THENCE ALONG SAID SOUTH R/W LINE RUN SOUTH 89 DEGREES 52'55" EAST FOR 57.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEGREES AND BEING SUBTENDED BY A CHORD BEARING SOUTH 44 DEGREES 52'55" EAST, 35.36 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00 DEGREES 07'05" WEST ALONG THE WEST R/W LINE OF SAID "KIMBERLY LANE" FOR 37.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 07'05" WEST ALONG SAID WEST R/W LINE FOR 17.98 FEET; THENCE LEAVING SAID WEST R/W LINE RUN SOUTH 89 DEGREES 50'10" WEST FOR 82.00 FEET; THENCE NORTH 00 DEGREES 07'05" EAST FOR 18.14 FEET; THENCE NORTH 89 DEGREES 56'57" EAST FOR 82.00 FEET TO THE POINT OF BEGINNING.

To Have and To Hold, the same in fee simple forever.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

The Grantor hereby covenants with said Grantee, her heirs and/or assigns, 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.

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

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

S. Shukis

Witness 1
Printed Name: SALOME SHUKIS

Address: 7 FAULCREST CT LAKEWOOD NJ 08701

Suzanne Yoos
Suzanne Yoos

Cathy Salley

Witness 2
Printed Name: Cathy Salley

Address: 25 DOWING LN JACKSON, NJ 08527

STATE OF New Jersey ACKNOWLEDGMENT
COUNTY OF Ocean

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 28 day of October, 2024 by Suzanne Yoos who () was/were personally known to me, or (X) presented the following identification:
Drivers license

Cathy Salley
Notary Public
My Commission Expires: 5/5/27

(Notary Stamp)

