

Prepared by: _____

Parcel ID#: _____

This space for recorder use only.

Quit Claim Deed

This QUIT CLAIM DEED, made this 10th day of January, 2025, by

Howard Cook and Christina Carpenter

whose address is 6934 Cortez Street Youngstown, FL 32466

hereinafter called the Grantor, to

Nicholas Cook and Christina Carpenter

whose address is 6934 Cortez Street Youngstown, FL 32466

hereinafter called the Grantee. Joint tenants with full rights of survivorship

(Wherever used herein the terms "Grantor" and "Grantee" include all 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 \$ 1⁰⁰ and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, and quitclaims unto the Grantee, all that certain land situate in Bay County, Florida, viz:

(legal description of property)

see attached

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, and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit, and behoof of the said Grantee.

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

Signed, sealed and delivered in the presence of:

Gabriela Barber
Witness Signature

Gabriela Barber
Printed Name

300 E 4th St PC FL 32401
Witness Post Office Address

Betsy
Witness Signature

Betsy Ribbing
Printed Name

300 E 4th St PC FL 32401
Witness Post Office Address

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

Sworn to, Subscribed and Acknowledged before me by means of (☒) physical presence or (☐) online notarization, on this 10th day of January, 2025 by Howard L Cook Jr and, who (☐) is personally known to me or (☒) produced identification FL Dr Lic's. christina carpenter

Gabriela Barber
Notary Public
NOTARY SEAL



GABRIELA BARBER
Notary Public
State of Florida
Comm# HH413266
Expires 6/21/2027

Howard L Cook Jr
Signature of Grantor

Howard L Cook Jr
Printed Name of Grantor

6934 Cortez St Youngstown
Post Office Address
32466

Christina Carpenter
Signature of Grantor

Christina Carpenter
Printed Name of Grantor

6934 Cortez Street Youngstown, FL
Post Office Address
32466

File # 2020031710, OR BK: 4251 PG: 1771, Pages: 1 of 2, Recorded 5/14/2020 at 9:17 AM,
Bill Kinsaul, Clerk Bay County, Florida D DOCTAX PD \$193.90 Deputy Clerk SW Trans # 1603118

Prepared by and return to:

Kimberly Perry
SETCO Services, LLC
401 East 23rd Street
Unit H
Panama City, FL 32405
(850) 650-6161
File No PC-20-423

Parcel Identification No 05452-085-000

Documentary Stamp Taxes were collected in the amount of 193.90 based on the purchase price of 27,690.00.

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

STATE OF FLORIDA
COUNTY OF BAY

This indenture made the 13th day of May, 2020 between Brandon Davidson, an unmarried man, whose post office address is 5414 Lance Street, Panama City, FL 32404, Grantor, to Howard L. Cook, Jr., an unmarried man, whose post office address is 3825 Quail Street, Panama City Beach, FL 32408, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations 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, Florida, to-wit:

A lot or parcel of land in Bay County, Florida, and being more particularly described as follows: Beginning at the Southeast corner of the West 1/2 of Section 22, Township 2 South, Range 13 West, Bay County, Florida, and thence North 1° 42' 43" West along the East line of said West 1/2 of Section 22, 1060.23 feet; thence South 89° 49' West 753.75 feet to the starting point on the South side of a 60 foot street; thence continuing South 89° 49' West along the South side of said street 200 feet; thence South 0° 11' East 400 feet; thence North 89° 49' East 200 feet; thence North 0° 11' West 400 feet to the starting point, said Lot being in the Southeast 1/4 of the Southwest 1/4 of Section 22, Township 2 South, Range 13 West, known as Lot 18, Block B, Floribay East Phase 1. LESS and EXCEPT: Commence at the Southeast corner of the West half of Section 22, Township 2 South, Range 13 West, Bay County, Florida, thence North 01° 42' 43" West 1060.23 feet; thence South 89° 49' 00" West 753.75 feet to the Point of Beginning; thence South 0° 11' 00" East 400 feet; thence South 89° 49' 00" West 187.00 feet; thence North 0° 11' 00" West 47.0 feet; thence North 89° 49' 00" East 140.0 feet; thence North 0° 11' 00" West 138.0 feet; thence North 89° 49' 00" East 32 feet; thence North 0° 11' 00" West 215.0 feet; thence North 89° 49' 00" East 15.0 feet to the Point of Beginning.

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

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

Subject to taxes for 2020 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.