

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Chad R. Templeton, Esq.

Templeton Law

430 W. 5th Street, Suite 400

Panama City, Florida 32401

Property Appraisers Parcel Id No.: 12987-027--000

SPACE ABOVE THIS LINE FOR RECORDING DATA _____

WARRANTY DEED

THIS WARRANTY DEED, executed this 28th day of January, 2025, by **SCOTT D. WADDELL and JESSICA S. WADDELL, husband and wife**, whose post office address is 102 Timber Ln., Panama City, FL 32405, **Grantor**, to **SCOTT D. WADDELL and JESSICA S. WADDELL**, as Trustees of the **WADDELL FAMILY REVOCABLE TRUST** under Agreement dated January 28, 2025 with full power and authority to protect, conserve and to sell, or to lease or to encumber, or otherwise to manage and dispose of the real property described herein, pursuant to Fla. Stat. 689.071, and whose post office address is, 102 Timber Ln., Panama City, FL 32405, **Grantee**,

WITNESSETH, That the Grantor for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS 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 situate, lying and being in the **County of Bay, State of Florida**, to-wit:

Lot 2 of THE WOODS, PHASE ONE, according to the Plat thereof as recorded in Plat book 15, Page 75, of the Public Records of Bay County, Florida.

NOTE TO PROPERTY APPRAISER:

The Grantor confirms that under the terms of the Trust referred to above, the Grantor has not less than a beneficial interest for life and is entitled to a homestead exemption pursuant to the provisions of Florida Statute 196.041(2).

SUBJECT TO: Taxes and assessments for the current year and all subsequent years.

SUBJECT TO: Conditions, restrictions, limitations, easements and utility agreements of record, if any.

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

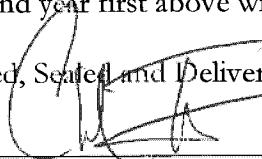
TO HAVE AND TO HOLD the same in fee simple forever.

TITLE TO THE LANDS DESCRIBED HEREIN HAS NOT BEEN EXAMINED BY THE PREPARER, TEMPLETON LAW, AND NO WARRANTY OR OTHER REPRESENTATION IS MADE AS TO THE MARKETABILITY OR CONDITION OF THE TITLE. THIS INSTRUMENT WAS PREPARED AND BASED SOLELY UPON INFORMATION PROVIDED BY GRANTOR.

AND, the Grantor(s) hereby covenant with said Grantee(s) that the Grantor(s) are lawfully seized of said land in fee simple; that the Grantor(s) have good right and lawful authority to sell and convey said land, and hereby warrant 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 the current year.

IN WITNESS WHEREOF, the said Grantor(s) have signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered in the presence of:

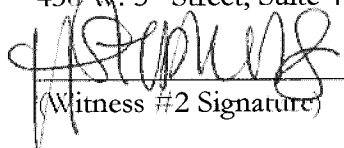


(Witness #1 Signature)

Chad Templeton

(Witness #1 Print Name)

430 W. 5th Street, Suite 400, Panama City, FL 32401



(Witness #2 Signature)

Hannah Stephens

(Witness #2 Print Name)

430 W. 5th Street, Suite 400, Panama City, FL 32401

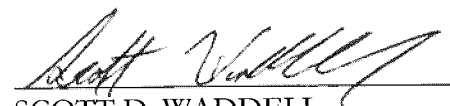
State of Florida

County of Bay

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared SCOTT D. WADDELL and JESSICA S. WADDELL, [X] by means of physical presence or [] online notarization, who are [] personally known to me or [X] who have produced a driver's license as identification and who did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid, this 28th day of January, 2025.

My commission expires:



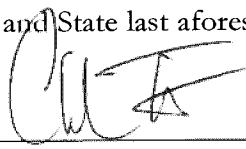
SCOTT D. WADDELL

102 Timber Ln., Panama City, FL 32405



JESSICA S. WADDELL

102 Timber Ln., Panama City, FL 32405



NOTARY PUBLIC

