

THIS INSTRUMENT PREPARED BY:
THOMAS S. GIBSON
Rish & Gibson, P.A.
P. O. BOX 39
PORT ST. JOE, FL 32457
File No. 25-0039
Parcel No. 04610-525-010

WARRANTY DEED

THIS WARRANTY DEED made the 11th day of February 2025,

by **DON C. BRILL AKA DONALD C. BRILL**, as **TRUSTEE OF THE DON C. BRILL TRUST**, dated **September 29, 1980**, whose post office address is **PO Box 58, Alanson, MI 49706**, hereinafter called the Grantor,

to **KATHRYN E. BROAD** whose post office address is **15 Shoreline Ct, Estill Springs, TN 37330**, hereinafter called the Grantee.

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in **Bay County, Florida**, viz

Condominium Unit No. 10, Surfside Condominiums, a Condominium, all as set forth in the Declaration of Condominium and the Exhibits annexed thereto and forming a part thereof, recorded in Official Records Book 2735, Page 107 of the Public Records of Bay County, Florida. The above description includes, but is not limited to, all appurtenances to the condominium unit above described, including the undivided interest in the common elements of said condominium.

SUBJECT TO: Covenants, Restrictions and Easements of record, if any.

GRANTOR HEREBY CERTIFIES THAT THE ABOVE DESCRIBED PROPERTY IS NOT HOMESTEAD OF THE GRANTOR.

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

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

AND the Grantor hereby covenant 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 warrant the title to all persons whomsoever; and that said

land is free of all encumbrances, except taxes accruing subsequent to December 31, 2024 and **SUBJECT TO** the Applicable Comprehensive Plan, including developmental regulations and **SUBJECT TO** taxes for the current year and later years and all valid easements.

And Grantor does hereby fully warrant title to said land and will defend the same against the lawful claims of all persons whomsoever, subject only to any exceptions set forth herein.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered
in our presence:*

**DON C. BRILL a/k/a DONALD C.
BRILL, as TRUSTEE of the DON C.
BRILL TRUST, dated September 29, 1980**

Jenna Wood
Witness #1 Signature
Printed Name: Jenna Wood
Witness Address: 8011 S US 31 Hwy
Witness Address: Atanson, MS 39706

Don C. Brill
**DON C. BRILL a/k/a DONALD C.
BRILL, as TRUSTEE**

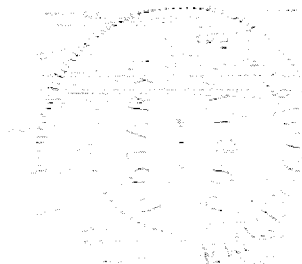
Jessica A. Carlson
Witness #2 Signature
Printed Name: Jessica A. Carlson
Witness Address: 8011 S US 31 Hwy
Witness Address: Atanson MI 49706

STATE OF MI

COUNTY OF Emmet

The foregoing instrument was acknowledged before me by means of [] **physical presence** or [] **online notarization**, this day 11 of **February, 2025**, by **DON C. BRILL AKA DONALD C. BRILL, as TRUSTEE OF THE DON C. BRILL TRUST, dated September 29, 1980**, [] is/are personally known to me or [] has/have produced

Dr. License as identification.



Amanda We
Notary Public, State of MI 09/04/2028
My Commission Expires: