

Prepared by and return to:

Kristi Matthews  
Clear Title & Escrow 30A, LLC  
9961 East County Highway 30A  
Unit 6  
Alys Beach, FL 32461  
(850) 909-0082  
File No 2025-30A-236

Parcel Identification No.: 40000-500-043

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## WARRANTY DEED

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

This indenture made the **14th day of May, 2025** between **Kerndt M. Zuckowsky and Theresa D. Zuckowsky, husband and wife**, whose post office address is **200 Goldenrod Park Rd, Ponte Vedra Beach, FL 32081**, Grantors, to **Timothy H. Gannon and Kathy C. Gannon, husband and wife**, whose post office address is **205 Royal Parkway, Dothan, AL 36305**, Grantees:

**Witnesseth**, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Bay, Florida, to-wit:

Unit 502, REFLECTIONS, A CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 2914, Page 1837, and all amendments thereto, of the Public Records of Bay County, Florida, together with an undivided interest in the common elements appurtenant thereto.

The land described herein is not the homestead of the Grantor(s), and neither the Grantor(s) nor the Grantor(s) spouse, nor anyone for whose support the Grantor(s) is responsible, resides on or adjacent to said land.

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

**Subject to** taxes for 2025 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** Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed, and delivered in our presence:

[Signature]  
WITNESS  
PRINT NAME: Marshall West

ADDRESS 1035 Ashburn Lane  
Schweitzel # 32218

[Signature]  
Kerndt M. Zuckowsky  
[Signature]  
Theresa D. Zuckowsky

[Signature]  
WITNESS  
PRINT NAME: Jane Leyer-Ealy  
ADDRESS 211 Goldenrod Park Road  
Ponte Vedra, FL 32081

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of ( ) physical presence or ( ) online notarization, this 14th day of May, 2025, by Kerndt M Zuckowsky and Theresa D Zuckowsky, ( ) who is/are personally known to me or ( / ) who has/have produced [Signature] as identification.

[Signature]  
Signature of Notary Public  
[Signature]  
Print. Type/Stamp Name of Notary

