

Prepared by:

Julie Ann Sombathy
434 Magnolia Avenue
Panama City, FL 32401

When recorded return to:

Julie Ann Sombathy
434 Magnolia Avenue
Panama City, FL 32401

(Space above this line reserved for recording office use only)

ENHANCED LIFE ESTATE WARRANTY DEED

THIS INDENTURE, made on May 19th, 2025 between the parties identified below:

Grantors' name and address is: Kermit Alan Paris and Kathryn L. Paris
a married man and woman
150 Grande Island Blvd.
Panama City Beach, FL 32404

and

Grantees' name and address is: Jennifer Lynn Anderson
3706 Cedar Park Drive
Panama City, FL 32404

Jill Marie Coan
3426 High Cliff Road
Southport, FL 32409

Michelle Renee Ubrey
1853 Annabellas Drive
Panama City Beach, FL 32407

The word "you" as hereafter used means the Grantees.

WITNESSETH:

That Grantors', for and in consideration of the sum of \$10.00, and other good and valuable consideration to Grantors in hand paid by Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee and Grantees' heirs and assigns forever, the following land situated in Bay County, Florida:

Lot 28, Block "N", Gulf Highlands Beach Resort, (Unrecorded), also known as Building "S-2", Unit "A", being a portion of Section 35, Township 3 South, Range 16 West, Bay County, Florida, being more particularly described as follows:

Commence at a concrete monument marking the Northwest Corner of the East Half of the Southeast Quarter of said Section 35; thence run N00°00'35"W for 470.86 feet; thence run N89°59'25"E for 112.00 feet to the centerline of "Robin Lane" (a private 30.0 foot R/W); thence S00°00'35"E along said centerline for 154.53 feet to a point of curvature of a curve concave to the Northwest, having a radius of 111.82 feet, a central angle of 21°12'09" and being subtended by a chord bearing S10°35'30"W, 41.13 feet; thence Southwesterly along said curve and centerline for an arc distance of 41.38 feet the point of reverse curvature of a curve concave to the Southeast, having a radius of 109.77 feet, a central angle of 21°12'09" and being subtended by a chord bearing S10°35'30"W, 40.39 feet; thence Southwesterly along said curve and centerline an arc distance of 40.62 feet to the point of tangency of said curve; thence S00°00'35"E along said centerline for 261.99 feet to a point of curvature of a curve concave to the Northeast, having a radius of 150.00 feet, a central angle of 45°00'00" and being subtended by a chord bearing S22°30'35"E, 114.80 feet; thence Southeasterly along said curve and centerline an arc distance of 117.81 feet to the point of tangency of said curve; thence S45°00'35"E along said centerline for 494.01 feet to the centerline of "Gulf Highlands Beach Boulevard" (a private 50.0 foot R/W); thence S00°00'35"E along said centerline for 197.85 feet to a point of curvature for a curve in said centerline concave to the Northwest, having a radius of 100.00 feet, a central angle of 04°46'21" and being subtended by a chord bearing S02°22'36"W, 8.33 feet; thence Southwesterly along said curve and centerline an arc distance of 8.33 feet to a point of intersection with the centerline of "Grand Island Boulevard" (a private variable R/W); thence the following courses along said centerline of "Grand Island Boulevard": S88°04'32"E, for 185.32 feet; N30°49'12"E, for 28.73 feet; N55°19'12"E for 63.00 feet; N70°25'28"E, for 99.39 feet; thence N66°40'28"E, for 108.48; thence leaving said centerline run N23°19'32"W, for 14.97 feet to the Northerly R/W line of said "Grand Island Boulevard"; thence N66°40'28"E, along said Northerly R/W line 118.97 feet; thence S87°55'39"E, along said Northerly R/W line 92.13 feet to the Point of Beginning; thence S63°49'32"E, along said Northerly R/W line 30.01 feet; thence leaving Northerly R/W line, run N24°24'27"E, 90.4 feet, more or less, to the water's edge of a canal; thence Westerly along said canal 67.6 feet, more or less, to a point that bears N02°12'38"E, from the Point of Beginning; thence S02°12'38"W, 99.4 feet, more or less, to the Point of Beginning.

Property Appraiser's Parcel I.D. No. 34797-777-000

Grantors, Kermit Alan Paris and Kathryn L. Paris, hereby retain a life estate without any liability for waste with full power and authority in said life tenant to sell, convey, mortgage, lease or otherwise dispose of the property described below in fee simple with or without consideration, without joinder by the remaindermen and to retain absolutely any and all proceeds derived hereafter. The life tenant shall also have full power and authority to revoke, amend, divest, replace, change, or otherwise alter the designation or remaindermen without joinder by the remaindermen.

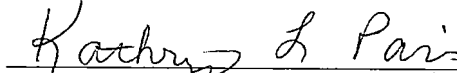
Grantors do hereby fully warrant the title to the land and will defend the same against the lawful claims of all persons whomsoever.

Legal provided by Grantors without the benefit of title insurance.

Grantors affirm that the above-described property is their homestead.

GRANTORS:

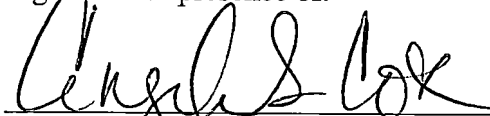

Kermit Alan Paris May 19th, 2025
Grantor
150 Grande Island Blvd.
Panama City Beach, FL 32407


Kathryn L. Paris May 19th, 2025
Grantor
150 Grande Island Blvd.
Panama City Beach, FL 32407

Signed in the presence of:

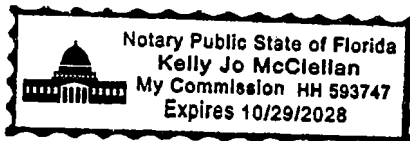

Julie Ann Sombathy May 19th, 2025
434 Magnolia Avenue
Panama City, FL 32401
Witness

Signed in the presence of:


Angela S. Cox May 19th, 2025
434 Magnolia Avenue
Panama City, FL 32401
Witness

STATE OF FLORIDA
COUNTY OF BAY

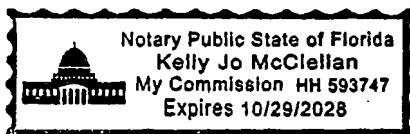
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, on May 19th, 2025, by Kermit Alan Paris, who is personally known to me or has produced Florida Driver's License as identification.




Notary Public - State of Florida

STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, on May 19th, 2025 by Kathryn L. Paris, who is personally known to me or has produced Florida Driver's License as identification.




Notary Public - State of Florida