

Prepared by and Recording requested by:  
Darlene Robinson  
Anchor Title Co.  
438 North Cove Boulevard  
Panama City, FL 32401

File Number: 2025-05-59  
Parcel ID: 11352-672-000  
Consideration: \$575,000.00

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## Warranty Deed

Know All Men By These Presents on **6th day of June, 2025** that, **Luke N. Swanson and Jenna K. Swanson, husband and wife**, (henceforth referred to as "Grantor") of **4905 River Hills Drive, Denver, NC 28037**, for consideration paid, grant to **Robert H. Bell and Jennifer L. Bell, husband and wife**, (henceforth referred to as "Grantee") of **207 Waterford Drive, Lynn Haven, FL 32444**, with **WARRANTY COVENANTS**:

WITNESSETH: That the grantor, for and in consideration of the sum of \$575,000.00 (FIVE HUNDRED SEVENTY FIVE THOUSAND AND 00/100) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto grantee, all the certain land situated in the County of Bay, Florida, viz:

Lot 22, Block A, THE MEADOWS AND THE POINTE, a subdivision according to the plat thereof recorded at Plat Book 21, Page 40, in the Public Records of Bay County, Florida.


And the said party of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Subject to easements, restrictions, zoning restrictions and ordinances, reservations and limitations of record which are not reimposed by this deed, if any.

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 covenants 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 warrants 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: December 31, 2024.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 6th day of June, 2025.

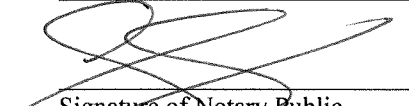
  
Witness 1 Printed Name: Cymande L Bryant  
Witness 1 Address: 3835 ROSEWOOD DR/  
MOUNT HOLLY, NC 28120

*Luke N. Swanson by Jenna K Swanson*  
**Luke N. Swanson by Jenna K. Swanson,**  
**his Attorney-In-Fact**  
*his attorney in fact*  
Jenna K Swanson  
**Jenna K. Swanson**

  
Witness 1 Printed Name: LATONYA S BRYANT  
Witness 1 Address: 3835 ROSEWOOD DR/  
MOUNT HOLLY, NC 28120

STATE OF North Carolina  
COUNTY OF LINCOLN

The foregoing instrument was acknowledged before me by means of  physical presence or ( ) online notarization, this 4 day of June, 2025, by Jenna K. Swanson, as Attorney-In-Fact for Luke N. Swanson and Jenna K. Swanson, ( ) who is/are personally known to me or  who has/have produced Driver License as identification.

  
Signature of Notary Public  
Cymande L Bryant  
Print, Type/Stamp Name of Notary  
My Commission Expires: 22 SEPTEMBER 2025

**CYMANDE L BRYANT**  
Notary Public, North Carolina  
Mecklenburg County  
My Commission Expires  
September 22, 2025