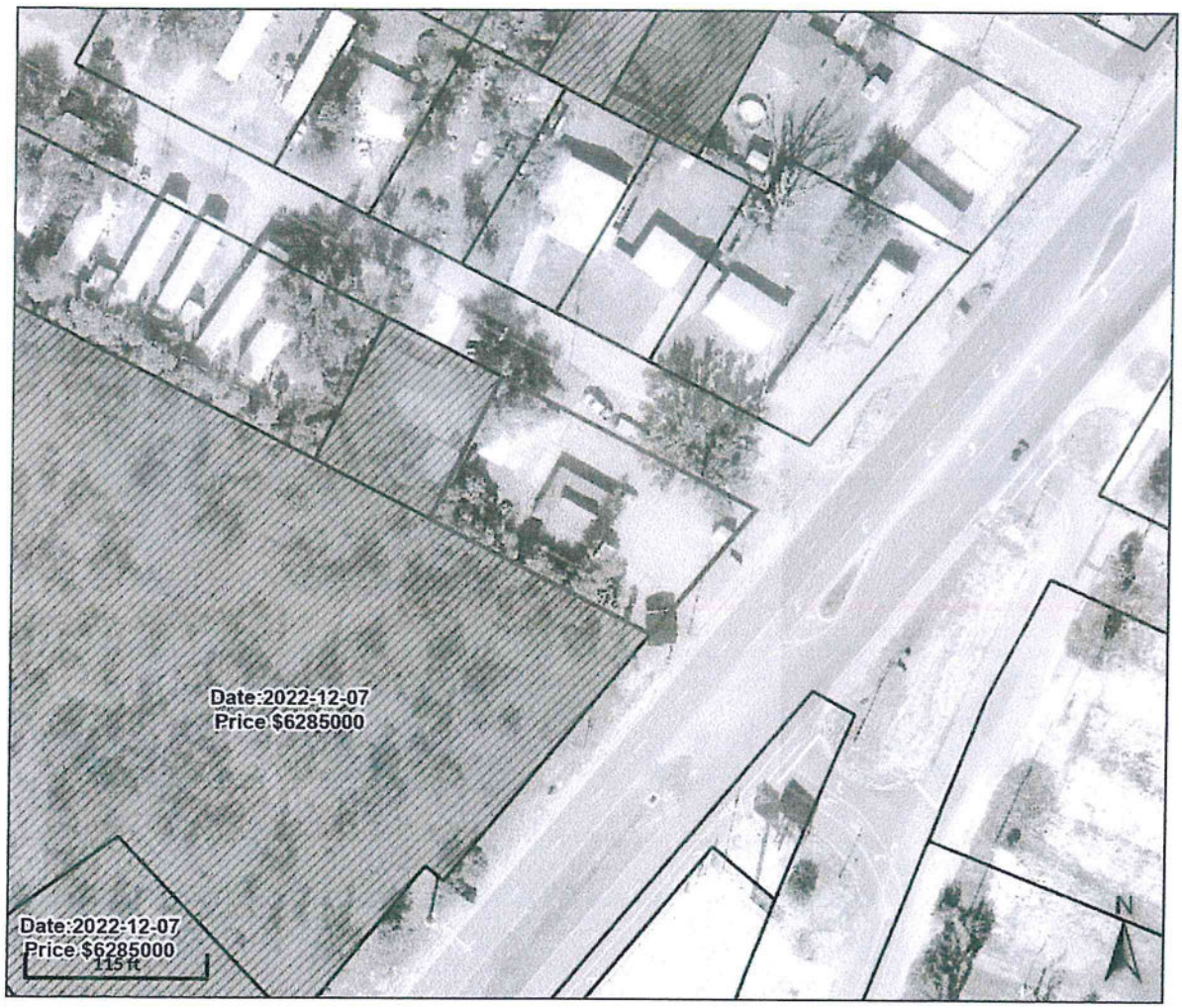
Bay County Property Appraiser - Dan Sowell, CFA
Main Office | 860 W. 11th St, Panama City, FL 32401 | 850-248-8401
Beach Office | 301 Richard Jackson Blvd, Panama City Beach, FL 32407 | 850-248-8470





Legend
- Parcels
- 2023 Improved Sales
- 2023 Vacant Sales
- 2022 Improved Sales
- 2022 Vacant Sales

Parcel ID	26202-000-000	**Owner**	TALLAHASSEE ESTATES NORTH, LLC	**Last 2 Sales**			
Class Code	OFFICE BLDG		6300 E HIGHWAY 98	**Date**	**Price**	**Reason**	**Qual**
Taxing District	10 PANAMA CITY		PANAMA CITY, FL 32404-7436	2/11/2016	$110000	QUAL/DEED EXAMINATION	Q
Acres	0.642	**Physical Address**	6300 HWY 98 BUS E	11/26/2014	$100	UNQUAL/CORRECTIVE/QCD,TD	U
		Just Value	Value $126828	**MLS**			

(Note: Not to be used on legal documents)

Maps have been compiled from the most authentic information available and are to be used for assessment purposes only. Bay County Property Appraiser's Office assumes NO responsibility for errors and/or omissions that may be contained herein. THIS MAP IS NOT A SURVEY

Date created: 11/2/2023
Last Data Uploaded: 11/2/2023 7:40:38 AM

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Google

Prepared by:
Darlene C. Robinson
Omega Title, LLC
2222 Jenks Avenue
Panama City, Florida 32405

File Number: 15-7874

General Warranty Deed

Made this February 11, 2016 A.D. By **Carol J. Forehand**, whose post office address is: 816 Delaware Ave., Lynn Haven, Florida 32444, hereinafter called the grantor, to **Tallahassee Estates North, LLC**, whose post office address is: 107 14th Street, Mexico Beach, Florida 32410, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, 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:

From a concrete monument on the North line of Section 25, Township 4 South, Range 14 West, at the intersection of said line with the West right of way line of U. S. Highway No. 98; thence Southwesterly along said right of way line 2406.1 feet to a concrete monument, the Point of Beginning for this tract; thence North 61 degrees 56 minutes West 150 feet; thence North 25 degrees 22 minutes East 100 feet; thence South 61 degrees 56 minutes East 150 feet; thence South 25 degrees 22 minutes West 100 feet to Point of Beginning.

AND

From a concrete monument on the North line of Section 25, Township 4 South, Range 14 West, at the intersection of said line with the West right of way line of U. S. Highway No. 98; thence Southwesterly along said right of way line 2406.1 feet to a concrete monument on the said West right of way line; thence North 61 degrees 56 minutes West 150 feet to the Point of Beginning; thence North 61 degrees 56 minutes West 77.6 feet; thence North 25 degrees 22 minutes East 100 feet; thence South 61 degrees 56 minutes East 77.6 feet; thence South 25 degrees 22 minutes West 100 feet to the Point of Beginning.

AND

From a concrete monument on the North line of Section 25, Township 4 South, Range 14 West, at the intersection of said line with the West right of way line of U. S. Highway No. 98; thence Southwesterly along said right of way line 2406.1 feet to a concrete monument on the said West right of way line; thence North 61 degrees 56 minutes West 227.6 feet to the Point of Beginning; thence North 61 degrees 56 minutes West 77.6 feet; thence North 25 degrees 22 minutes East, 100 feet; thence South 61 degrees 56 minutes East 77.6 feet; thence South 25 degrees 22 minutes West 100 feet to the Point of Beginning.

LESS AND EXCEPT

Lands contained in that certain conveyance to the State of Florida Department of Transportation recorded in Official Records Book 159, Page 295 of the Public Records of Bay County, Florida.

ALSO LESS AND EXCEPT

All road rights of way.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Prepared by:
Darlene C. Robinson
Omega Title, LLC
2222 Jenks Avenue
Panama City, Florida 32405

File Number: 15-7874

Parcel ID Number: **26202-000-000**

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, 2015.

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:

Witness Printed Name CHARLES HAAS

Witness Printed Name *Darlene C. Robinson*

Carol J. Forehand (Seal)
Carol J. Forehand
Address: 816 Delaware Ave., Lynn Haven, Florida 32444

State of Florida
County of Bay

The foregoing instrument was acknowledged before me this 11th day of February, 2016, by Carol J. Forehand, who is/are personally known to me or who has produced driver's license as identification.

Notary Public *Darlene C. Robinson*
Print Name:
My Commission Expires:

DARLENE C. ROBINSON
Notary Public - State of Florida
Commission # FF 925554
My Comm. Expires Oct 27, 2019
Bonded through National Notary Assn.