

This Instrument Prepared by & return to:
Name: Panhandle Land Title, LLC
Address: 124 East Virginia Avenue
Bonifay, FL 32425
Parcel I.D. #: 00000000-00-1367-0000
PORTION ONLY

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

PARTIAL RELEASE OF MORTGAGE

Know All Men By These Presents: That City of Chipley (hereinafter referred to as “Mortgagee”), whose address is 1442 West Jackson Avenue, Chipley, FL 32428 is the owner and holder of a certain mortgage deed executed by Leanne G. Pedraja and husband, John Pedraja, to City of Chipley (hereinafter referred to as “Mortgagor”), bearing date of 7/18/2019 and recorded on 07/25/2019 in Book 1151 at Page 518 in the office of the Clerk of the Circuit Court of Washington County, Florida, securing that certain note in the principal sum of **\$20,000.00** and certain promises and obligations forth in said mortgage deed upon the property situate in said State and County; and

Whereas, the said Mortgagor have requested the said Mortgagee to release the premises described below, being part of said mortgaged premises, form the lien and operation of said Mortgage;

Now, Therefore, Know Ye, that the said Mortgagee, in consideration of he premises and of the sum of Ten and no/100 Dollars and other valuable consideration in hand paid by or on behalf of the Mortgagor at the time of the execution hereof, the receipt whereof is hereby acknowledged, does hereby remise, release, quitclaim, exonerate and discharge from the lien and operation of said mortgage unto the Mortgagor, its heirs and assigns, all that piece, parcel or tract of land, being a part of the premises conveyed by said mortgage, to wit:

Commence at the Northwest corner of Lot 139, in the South 1/2, of the Northeast 1/4, of Section 4, Township 4 North, Range 13 West, Washington County, Florida; Thence North 84°48'14" East along the extension of the North line of said Lot 139, for a distance of 151.12 feet to the Northeast corner of Lot 137 in aforementioned South 1/2 and the POB; thence continue North 84°48'14" East, for a distance of 4.14 feet; thence South 05°19'22" East, for a distance of 44.37 feet; thence South 84°39'43" West, for a distance of 4.13 feet to the East line of aforementioned Lot 137; thence North 05°20'17" West, for a distance of 44.38 feet to the POB, said lands containing 0.0042 acres more or less.

Provided Always, nevertheless, that nothing herein contained shall in anywise impair, alter or diminish the effect, lien or encumbrance of the aforesaid Mortgage on the remaining part of said mortgaged premises not hereby released therefrom, or any of the rights and remedies of the holder hereof.

City of Chipley

By: _____
Tracy L. Andrews
Mayor of the City of Chipley

STATE OF FLORIDA
COUNTY WASHINGTON

I hereby certify that on this _____ day of August, 2024, before me, the subscriber, a Notary Public of the State aforesaid, Tracy L. Andrews, who acknowledged by means of ☐ personal appearance or ☐ online notarization, herself to be the Mayor of City of Chipley, the holder of the Mortgage referred to above, and he executed the foregoing Partial Release of Mortgage for the purposes therein contained by signing the name of City of Chipley, as its agent, acknowledging that the facts set forth therein are true.

WITNESS my hand and notarial seal.

Notary Public
My Commission expires: _____