

This instrument prepared by and to be returned to:  
Judy Karniewicz, Esquire  
The Karniewicz Law Group  
1406 W. Fletcher Avenue  
Tampa, FL 33612  
(813) 962-0747

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made this 9<sup>th</sup> day of May, 2016 by and between, **Marylee Hans aka Marylee Miner, a single woman**, whose post office address is 104 Middleburg Drive, Panama City Beach, Florida 32414, as Grantor, to **Marylee Miner, as Trustee of the Marylee Miner Revocable Trust dated May 9, 2016**, whose post office address is 104 Middleburg Drive, Panama City Beach, Florida 32414, as Grantee.

**WITNESSETH:**

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, her successors and assigns forever, all of that certain real property in Bay County, Florida, more particularly described as follows:

LOTS 19, IN BLOCK 15, OF CHANDLEE'S REPLATTING OF BLOCK 15 OF G. B. THOMPSON PLAT OF 1888, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, AT PAGE 19, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.

Parcel ID: 18645-010-000

The above-described property is not the homestead of Grantor.

**TO HAVE AND TO HOLD**, the above-described real property, with the appurtenances, tenements, and hereditaments, unto Grantee, her successors and assigns, in fee simple and forever.

**SUBJECT TO** declarations, restrictions, conditions, reservations, and easements of record, if any, none of which are intended to be reimposed hereby, and subject to the lien of all taxes and assessments for the year 2016 and thereafter.

**AND** Grantor does hereby specially warrant the title to said real property, and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor.

This Special Warranty Deed was prepared without the benefit of a title search.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed under seal on the date aforesaid.

SIGNED, SEALED and DELIVERED  
in the presence of:

Phil Wilkenburg  
Signature of Witness  
Phil Wilkenburg  
Printed Name of Witness

Marylee Miner  
Marylee Hans aka Marylee Miner

Donna Klase  
Signature of Witness  
Donna Klase  
Printed Name of Witness

STATE OF FLORIDA  
COUNTY OF BAY

On this 9<sup>th</sup> day of Mar., 2016, before me the undersigned officer, personally appeared, Marylee Hans aka Marylee Miner, the Grantor, who is personally known to me to be the individual described in, and who acknowledged and executed, the foregoing Special Warranty Deed.

James D. Watson  
Notary Public (Signature)

