

After Recording Return to:  
Chuck Tucker  
South Oak Title 30A, LLC  
13800 Panama City Beach Parkway, Unit 117  
Panama City Beach, FL 32407

This Instrument Prepared by:  
Chuck Tucker  
South Oak Title 30A, LLC  
13800 Panama City Beach Parkway, Unit 117  
Panama City Beach, FL 32407  
as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):  
18645-010-000 and 18645-000-000  
File No.: 19-0757

## WARRANTY DEED

**This Warranty Deed**, Made the 12th day of April, 2019, by **Marylee Miner, as Trustee of the Marylee Miner Revocable Trust Dated Mar 9, 2016**, whose post office address is: **2714 Ravenwood Court, Lynn Haven FL 32444**, hereinafter called the "Grantor", to **JoSouth, LLC**, whose post office address is: **728 - 730 Mulberry Avenue, A-B, Panama City, FL 32401**, hereinafter called the "Grantee".

**WITNESSETH:** That said Grantor, for and in consideration of the sum of **Four Hundred Thirty Thousand Dollars and no/00 (\$430,000.00)** 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**, to wit:

Lots 19 and 20, in Block 15, of Chandlee Replatting of Block 15 of G.B. Thompson Plat of 1888, according to the plat thereof, as recorded in Plat Book 4, at Page 18, of the Public Records of Bay County, Florida.

The 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 member of the household of Grantor(s) reside thereon.

**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 2019, reservations, restrictions and easements of record, if any.

*(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)*

**IN WITNESS WHEREOF**, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES  
**TWO SEPARATE DISINTERESTED WITNESSES REQUIRED**

Witness Signature: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

*Chuck Tucker*  
Chuck Tucker

*Marylee Miner, Trustee*  
Marylee Miner, as Trustee of the Marylee Miner  
Revocable Trust Dated Mar 9, 2016

Witness Signature: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

*Amberly Johnson*  
Amberly Johnson

State of Florida  
County of BAY

The foregoing instrument was acknowledged before me this 12th day of April, 2019 by Marylee Miner, as Trustee of the Marylee Miner Revocable Trust Dated Mar 9, 2016, who is/are personally known to me or has/have produced driver license(s) as identification.

Notary Public Signature: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

*Chuck Tucker*  
Chuck Tucker

My Commission Expires: 4-28-20  
(SEAL)

