

LANCO

TITLE & ESCROW

LANCO Title & Escrow

Michael P. Sharp

107 West 23rd Street, Suite W-4

Panama City, Florida 32405

Phone 850-522-3000

As a condition of title insurance issued by it

under Office File Number: **20080074**

Bay County Property

Appraisers Parcel I.D./RE#.: **11280-068-000**

Grantee(s) I.D.#(s):

WARRANTY DEED (CORPORATION)

This Warranty Deed Made the 28th day of April, 2008, by

Jack Cutchens Builder, Inc.,

a corporation existing under the laws of **FLORIDA,**

1115 Kentucky Avenue

Lynn Haven, Florida 32444,

hereinafter called the grantor to

Joshua H. Miller and wife,

Melissa A. Miller

3133 Orlando Road

Panama City, Florida 32405,

hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, by these presents grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Bay County, Florida, viz:**

**Lot 23, in Block "L", according to the Plat of the Landings, and
recorded in Plat Book 18, Pages 31 and 32, in the Office of the Clerk of
the Circuit Court of Bay County, Florida.**

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 2008, reservations, restrictions and easements of record, if any. (Wherever used herein the terms "grantor" and "grantee" included all the parties to this instrument, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation.)

In Witness Whereof, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence:

REQUIRES TWO WITNESSES:

Jack Cutchens Builder, Inc.

Witness #1 Signature: [Signature]
Print Name, Witness #1 Michael P. Sharp

BY: [Signature]
Jack Cutchens
President

Witness #2 Signature: [Signature]
Print Name, Witness #2 Tina Sowell

STATE OF FLORIDA
COUNTY OF Bay

The foregoing instrument was acknowledged before me this 28th of April, 2008, by **Jack Cutchens** as **President of Jack Cutchens Builder, Inc., a Florida Corporation**, on behalf of the corporation who is personally known to me or who has produced driver license(s) as identification.

Seal or Stamp:

[Signature]
Michael P. Sharp
Notary Public

