

Prepared by  
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First American Title Insurance Company d/b/a Bay County Land & Abstract Company  
8128 Front Beach Road, Suite A  
Panama City Beach, Florida 32407  
(850)235-2685

Return to: Grantee

File No.: 1010-2252283

## **WARRANTY DEED**

This indenture made on **December 04, 2009** A.D., by

**Jimmy R. Phelps, a married man as his sole and separate property**

whose address is: **511 Bainbridge St, Panama City Beach, FL 32413**  
hereinafter called the "grantor", to

**Hermann Bohn, as Trustee of the Hermann Bohn Revocable Trust U/T.A, dated September 1, 2004**

whose address is: **310 Moonlight Bay Drive, Panama City Beach, FL 32407**  
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**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**, to-wit:

Lots 11 and 12, Block 7 of TREASURE COVE UNIT TWO, according to the Plat thereof as recorded in Plat Book 8, Page(s) 71, of the Public Records of Bay County, Florida.

The land described herein is not the homestead of the grantor(s), and neither the grantor(s) nor the grantor(s) spouse, nor anyone for whose support the grantor(s) is responsible, resides on or adjacent to said land.

Parcel Identification Number: **31129-007-000 and 31129-008-000**

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2008.

**In Witness Whereof**, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

*Jimmy R. Phelps*  
Jimmy R. Phelps

*Signed, sealed and delivered in our presence:*

*Carol Smith*  
Witness Signature

Print Name: Carol Smith

\_\_\_\_\_  
Witness Signature

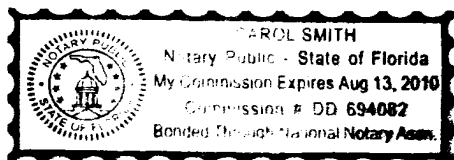
Print Name: \_\_\_\_\_

State of **FL**

County of **Bay**

**The Foregoing Instrument Was Acknowledged** before me on **December 04, 2009**, by **Jimmy R. Phelps, a married man** who is/are personally known to me or who has/have produced a valid driver's license as identification.

*Carol Smith*  
NOTARY PUBLIC



\_\_\_\_\_  
Notary Print Name  
My Commission Expires: \_\_\_\_\_