

Prepared by
Robin Brannon, an employee of
First American Title Insurance Company d/b/a Bay County Land & Abstract Company
11-A West 23rd Street
Panama City, Florida 32405
(850)763-8426

Return to: Grantee

File No.: 1006-2276597

WARRANTY DEED

This indenture made on **February 18, 2010** A.D., by

Demetrius R. Watson and Lorna A. Watson, husband and wife

whose address is: **2434 Stacy Drive, Panama City, FL 32405**
hereinafter called the "grantor", to

Joshua A. Coatney and Catherine N. Coatney, husband and wife

whose address is: **820 Transmitter Road, Panama City, FL 32401**
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:

BEGINNING AT A POINT WHICH IS 550 FEET NORTH OF AND 40 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 14 WEST, RUNNING THENCE EAST 110 FEET, THENCE NORTH 110 FEET, THENCE WEST 110 FEET, THENCE SOUTH 110 FEET TO THE STARTING POINT. LOCATED IN THE NORTHWEST QUARTER OF SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA.

Parcel Identification Number: **15055-000-000**

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 2010.

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

Demetrius R. Watson
Demetrius R. Watson

Lorna A. Watson
Lorna A. Watson

Signed, sealed and delivered in our presence:

Robin Brannon
Witness Signature

Dave Mathews
Witness Signature

Print Name: Robin Brannon

Print Name: Dave Mathews

State of **FL**

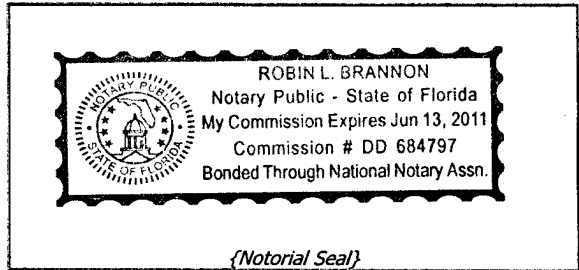
County of **Bay**

The Foregoing Instrument Was Acknowledged before me on **February 18, 2010**, by **Demetrius R. Watson and Lorna A. Watson, husband and wife** who is/are personally known to me or who has/have produced a valid driver's license as identification.

Robin L. Brannon
Notary Public

Robin L. Brannon
(Printed Name)

My Commission expires: _____



{Notarial Seal}