

Return To: 8658956  
LSI-LPS  
East Recording Solutions  
700 Cherrington Parkway  
Coraopolis, PA 15108

THIS INSTRUMENT PREPARED BY:  
Michelle Brenner  
LSI Title Agency, Inc.  
700 Cherrington Parkway  
Coraopolis, PA 15108  
# 8658956  
Parcel Identification # 30247-010-000

SPACE ABOVE THIS LINE FOR RECORDING DATA

### QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, made this 30 day of June, 2016, by  
**Michael H. McCombs, a married man, who acquired title as a single man**, whose post office  
address is: 213 Marguerite Rd., Metairie, LA 70003, hereinafter called the GRANTOR(s), to **Michael  
H. McCombs and Lydia McCombs, husband and wife, as Tenants by the Entirety and not as  
tenants in common**, whose post office address is: 213 Marguerite Rd., Metairie, LA 70003,  
hereinafter called the GRANTEE(S):

**WITNESSETH**, That said Grantor, for and in consideration of the sum of Ten (\$10.00)  
Dollars, 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, State of Florida, to-wit:

**Lot 11, Block 2, according to the Plat of Bel Air Subdivision on Filed in the Office of the Clerk of  
the Circuit Court of Bay County, Florida, in Plat Book 8, Page 28.**

**Commonly known as : 8400 Lydia Lane, Panama City Beach, FL 32408**

**( Not homestead residence of grantor or grantee)**

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

**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 SAID GRANTOR** does 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, and hereby quitclaims the title to said land.

**This conveyance is adding spouse to title, therefore the transfer tax will be based on \$ 72,650.00 which is ½ of the  
outstanding mortgage balance of \$ 145,300.00 . The transfer tax is \$508.90.**


ALL REFERENCES to the singular shall include the plural, and vice versa, and all the use of any gender shall include all genders.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

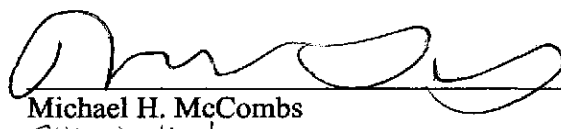
Signed, Sealed and Delivered in the Presence of  
Two Witnesses:

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

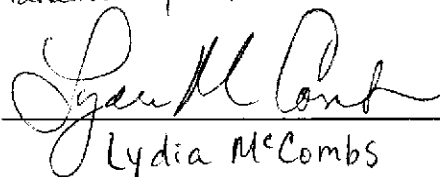
Julie Jackson  
\_\_\_\_\_  
Witness' Printed Name

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

Louis webre  
\_\_\_\_\_  
Witness' Printed Name

  
\_\_\_\_\_  
Michael H. McCombs

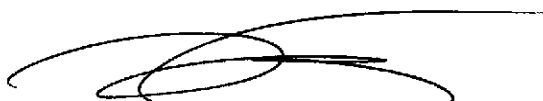
8400 Lydia Ln  
Panama City Bch, FL 32408

  
\_\_\_\_\_  
Lydia McCombs

8400 Lydia Ln  
Panama City Bch, FL 32408

STATE OF Louisiana :  
COUNTY OF Jefferson :

The foregoing instrument was acknowledged before me on the 30 day of June, 2010,  
2010, by Michael H. McCombs, who is/are personally known to me or who has produced  
Drivers License as identification.

  
\_\_\_\_\_  
Notary Signature

**Tammy A. Mineo**  
**Notary Public**  
**Jefferson Parish**  
**#67626**  
**Commissioned For Life**

\_\_\_\_\_  
Printed Name  
My Commission Expires: \_\_\_\_\_  
Serial Number: \_\_\_\_\_

NOTE: The parties are cautioned that by completing and executing this document, legal rights, duties and obligations are created. By signing, the parties acknowledge that they have been advised to seek and obtain independent legal counsel as to all matters contained in the within document prior to signing same and that said parties have obtained advice or choose to proceed without same.


## All Purpose Acknowledgement

State of: LOUISIANACounty of: Jefferson

On this 30 day of JUNE, 2010, before me  
Tammy A. Mineo a Notary Public, personally appeared  
Lydia McCombs, personally known to me OR proved to me on the  
 basis of satisfactory evidence to be the person/persons whose name/names is/are subscribed to  
 the within instrument and acknowledged to me that he/she/they executed the same in  
 his/her/their authorized capacity/capacities, and that by his/her/their signature/signatures on the  
 instrument the person/persons, or the entity upon behalf of which ~~Tammy A. Mineo~~ person/persons acted,  
 executed this instrument.

*Tammy A. Mineo*  
 Notary Public  
 Jefferson Parish  
 #67626  
 Commissioned For Life

Witness my hand and seal:

 \_\_\_\_\_, Notary Public

*Tammy A. Mineo*  
 Notary Public  
 Jefferson Parish  
 #67626  
 Commissioned For Life

My Commission Expires: \_\_\_\_\_

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

## Description of Attached Document

Title of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

Capacity(ies) Claimed by Signer

☐ Individual☐ Corporate Officer – Title(s): \_\_\_\_\_☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☐ Other: \_\_\_\_\_