

Prepared by:  
Cheryl Addison  
H & S Title and Escrow, Inc.  
151 Regions Way, Bldg. 1, Ste. A  
Destin, Florida 32541

File Number: HS10-0350

P.S. on Deed \$ 350.00  
P.S. on Mort. \$ \_\_\_\_\_  
L.A. Tax on Mort. \$ \_\_\_\_\_

### General Warranty Deed

Made this February 11, 2011 A.D. By John T. McGonagil, a married man, joined by his spouse Stacy Leigh McGonagil, whose address is: 1421 Graham Lane, Panama City, FL 32405, hereinafter called the grantor, to Kristina M. Pitts, a single person, whose post office address is: 3143 Orlando Road, Panama City, FL 32405, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**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, viz:

Commence 30 feet North of the Southwest corner of Lot 8, Block 20, Highland City Plat as recorded in Plat Book 4, Page 28, in the Public Records of Bay County, Florida; thence East along the existing North R/W line of Orlando Road 720.46 feet to the Point of Beginning; thence continue along said R/W line 44.54 feet to the West R/W line of Glenview Avenue; thence North along said R/W line 85 feet; thence West 44.54 feet; thence South 85 feet to the Point of Beginning.

Parcel ID Number: 12370-118-000

**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 December 31, 2010.

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]  
Witness Printed Name Michael Hoover

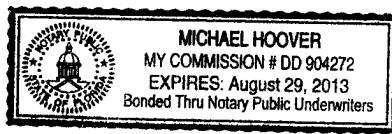
[Signature]  
Witness Printed Name PAMELA HAAS

[Signature] (Seal)  
John T. McGonagil  
Address: 1421 Graham Lane, Panama City, FL 32405

[Signature] (Seal)  
Stacy Leigh McGonagil  
Address: \_\_\_\_\_

State of FLORIDA  
County of BAY

The foregoing instrument was acknowledged before me this 11th day of February, 2011, by John T. McGonagil, a married man, joined by his spouse Stacy Leigh McGonagil, who is/are personally known to me or who has produced Driver License as identification.



[Signature]  
Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_