

Prepared By and Return To:
Trucks & Associates, PLLC
2211 Thomas Drive, Ste. 201
Panama City, FL 32408

File No. 1200026

Property Appraiser's Parcel I.D. (folio) Number(s)
30167-032-000

WARRANTY DEED

THIS WARRANTY DEED dated February 10, 2012, by James Simmons, Jr., whose post office address is 202 Red Oak Court, Panama City Beach, FL 32408, hereinafter called the grantor, to Lorraine M. Caposole, whose post office address is 591 Lagoon Oaks Dr., Panama City Beach, FL 32408, hereinafter called the grantee:

(Wherever used herein the terms "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 \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in Bay County, Florida, viz:

Lot 15, Block , FIRST ADDITION TO NORTH LAGOON OAKS, according to the map or plat thereof, as recorded in Plat Book 14, Page(s) 28, of the Public Records of Bay County, Florida.

The property described herein is not the homestead of the Grantor.

Subject to easements, restrictions, reservations and limitations of recorded, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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, 2011

WARRANTY DEED

(Continued)

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

Signed, sealed and delivered in the presence of:

Sarah Young
(Witness Signature)
Sarah Young

Grace Trucks
(Witness Signature)
Grace Trucks

James Simmons Jr.
James Simmons, Jr.

202 Red Oak Court
(Address)

Panama City Beach, FL 32408
(Address)

STATE OF Florida

COUNTY OF Bay

I, Grace Trucks, a Notary Public of the County and State first above written, do hereby certify that James Simmons, Jr. personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 10th day of February, 2013.

Grace Trucks
Notary Public



My Commission Expires:

(SEAL)