

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

File Number: PCB12-0044

### General Warranty Deed

Made this June 5, 2012 A.D. By **M. W. Todd n/k/a Michelle Weed**, a single person whose address is: 501 Argonaut Street, Panama City Beach, FL 32413, hereinafter called the grantor, to **John Villanueva, Single** whose post office address is: 6802 ~~Rebecca~~ Ln, Youngstown, FL 32466, hereinafter called the grantee:

*Rebekah*

(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 at the N.W. corner of Section 22, Township 1 South, Range 13 West, Bay County, Florida; thence S89°27'20"E along the North line of Section 22 for 142 feet to the East R/W line of Mashburn Road; thence S37°14'51"E along said R/W line for 303.52 feet to the Point of Beginning; thence S89°27'20"E for 223.56 feet; thence S01°20'34"W for 125 feet; thence N89°27'20"W for 125.11 feet to the East R/W line of Mashburn Road; thence N37°14'51"W along said R/W line for 158.16 feet to the Point of beginning. Subject to a 30 foot Road easement on the North property line.

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

Parcel ID Number: 05121-050-010

**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, 2012.

**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:

*Liz Shuemate*  
\_\_\_\_\_  
Witness Printed Name *Liz Shuemate*

*M. W. Todd n/k/a Michelle Weed*  
\_\_\_\_\_  
M. W. Todd n/k/a Michelle Weed (Seal)  
Address:

*Dottie Jones*  
\_\_\_\_\_  
Witness Printed Name *Dottie Jones*

State of Florida  
County of Bay

The foregoing instrument was acknowledged before me this 5th day of June, 2012, by M. W. Todd n/k/a Michelle Weed, who is/are personally known to me.



*Sus Shuemate*  
\_\_\_\_\_  
Notary Public  
Print Name: *Sus Shuemate*  
My Commission Expires: *6.7.15*