

10.00
Prepared by and Return to:

William M. Flatau, Trustee
355 Cotton Avenue
Macon, Georgia 31201
(478) 742-6481

Bay County Property Appraisers Parcel I.D. #(s):
30236-336-000

WARRANTY DEED

This Warranty Deed Made the 24 day of Oct., 2012, by

VALORIE MITCHELL
556 Chick-A-Dee
Monticello, Georgia 31064

hereinafter called the grantor, to

WILLIAM M. FLATAU, Trustee
355 Cotton Avenue
Macon, Georgia 31201

hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$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 and Bay County, Florida, viz:

Condominium Unit 1130 of The Summit, a Condominium, all as set forth in the Declaration of Condominium and the exhibits annexed thereto and forming a part thereof, recorded in Official Records Book 898, page 1046 and amendment recorded in Official Records Book 1470, page 1045, of the Public Records of Bay County, Florida. The above description includes, but is not limited to, all appurtenances to the condominium unit above described, including the undivided interest in the common elements of said condominium.

The property is **not** the homestead of the Grantor(s).

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in the 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 **2004**, reservations, restrictions and easements of record, if any.
(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness #1 Signature: Meagan Cahill Valorie Mitchell (Seal)
Printed #1 Name: meagan Cahill VALORIE MITCHELL

Witness #2 Signature: SKDZ
Printed #2 Name: Gail Kolacki

STATE OF: Georgia
COUNTY OF: Newton

The foregoing instrument was acknowledged before me this 24 day of Oct, 2012, by **Valorie Mitchell**, who is personally known to me or who has produced driver license as identification.

Cathy Clark
NOTARY, SIGN & SEAL
Notary Public

NOTARY CLARK
NEWTON COUNTY
PUBLIC
EXPIRES
June 10, 2016
OR & SEAL