

Prepared by  
Wanda Fischer, an employee of  
First American Title Insurance Company d/b/a Bay County Land & Abstract Company  
8128 Front Beach Road, Suite A  
Panama City Beach, Florida 32407  
(850)235-2685

Return to: Grantee

File No.: 1010-3021572

## **WARRANTY DEED**

This indenture made on **September 20, 2013 A.D.**, by

**Robert M. Campisi and Phyllis A. Campisi, husband and wife**

whose address is: **9101 Abba Lane, Panama City Beach, FL 32407**  
hereinafter called the "grantor", to

**Charles W. Adams and Sandra J. Adams, husband and wife**

whose address is: **1689 Acre Circle, Panama City Beach, FL 32407**  
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**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**, to-wit:

Lot 39 and part of Lot 40, Greenwood Acres, an unrecorded Subdivision in Section 31, Township 3 South, Range 15 West, Bay County, Florida described as follows:  
Commence at the Southeast Corner of the North Half of the Southwest Quarter of the Northeast Quarter of said Section 31; thence run N00°01'29"E along the East line of the West Half of said Northeast Quarter for 600.62 feet to the South R/W line of Georgette Road (60 foot R/W); thence S90°00'00"W along the South R/W line of said Georgette Road, 124.60 feet to the Point of Beginning; thence S00°01'29"W, 40.5 feet; thence S77°59'45"W, 99.18 feet; thence N00°01'29"E, 61.13 feet to the South R/W line of Georgette Road; thence N90°00'00"E along said R/W line 97.00 feet to the Point of Beginning. Subject to a 10 foot wide strip along the East line thereof reserved to the Homeowner's Association and subject to a 3 foot utilities easement along the West line thereof. Said manufactured home is identified as VIN# PH065866A and PH065866B.

Parcel Identification Number: **27545-042-000**

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

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2012.

**In Witness Whereof**, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Robert M. Campisi  
Robert M. Campisi

Phyllis A. Campisi  
Phyllis A. Campisi

*Signed, sealed and delivered in our presence:*

Wanda D. Fischer  
Witness Signature

Print Name: WANDA D. FISCHER

Deborah J. Ashley  
Witness Signature **DEBORAH J. ASHLEY**

Print Name: \_\_\_\_\_

State of **FL**

County of **Bay**

**The Foregoing Instrument Was Acknowledged** before me on **September 20, 2013**, by **Robert M. Campisi and Phyllis A. Campisi, husband and wife** who is/are personally known to me or who has/have produced a valid driver's license as identification.

Wanda D. Fischer  
Notary Public

\_\_\_\_\_  
(Printed Name)

My Commission expires: \_\_\_\_\_

