

**Record & Return To**  
First American Title  
2353 Jenks Avenue  
Panama City, FL 32405

Prepared by  
Debby K. Treadwell, an employee of  
First American Title Insurance Company d/b/a Bay County Land & Abstract Company  
2353 Jenks Avenue  
Panama City, Florida 32405  
(850)763-8426

Return to: Grantee

File No.: 1006-3091873

**WARRANTY DEED**

Made this Jan. 24, of 2014 by and between

**Mary Murphy Sadler, John V. Murphy, and Bobby B. Williford, individually, and as successor trustee of the Williford Living Trust dated 5-8-2001**

whose address is: ,  
hereinafter called the "grantor", to

**Daniel A. Nielsen and Anna E. Papke**

whose post office address is: **796 Skyland Avenue, Panama City, FL 32401**  
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:

Lots 22 and 23, Block 11, BUNKER'S COVE BEING H.L. SUDDUTH'S FIRST ADDITION TO PANAMA CITY, located in Section 9, Township 4 South, Range 14 West, according to map or plat thereof on file in the Office of the Clerk of the Circuit Court of Bay County, Florida.

Parcel Identification Number: **20499-000-000**

**The land** is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

**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 2013.

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

Mary Murphy Sadler  
Mary Murphy Sadler

John V. Murphy  
John V. Murphy

the Williford Living Trust

Bobby B. Williford  
Bobby B. Williford, Successor Trustee

Bobby B. Williford  
Bobby B. Williford, individually

Signed, sealed and delivered in the presence of these witnesses:

Debby K. Treadwell  
Witness Signature

Print Name: Debby K. Treadwell

Holli T. Fowler  
Witness Signature

Print Name: Holli T. Fowler

State of FL

County of Bay

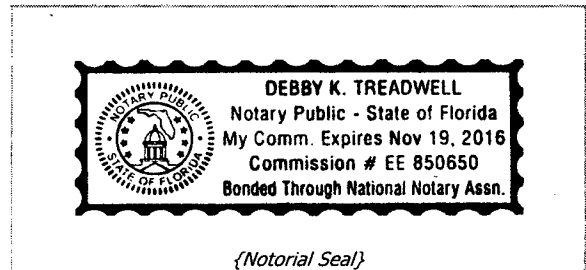
**The Foregoing Instrument was Acknowledged** before me on Jan 24, 2014, by **Mary Murphy Sadler, John V. Murphy, Bobby B. Williford, individually, and as successor trustee of the Williford Living Trust dated 5-8-2001** who is/are personally known to me or who has/have produced a valid driver's license as identification.

Debby K. Treadwell  
Notary Public

Debby K. Treadwell

(Printed Name)

My Commission expires: 11/19/16



{Notarial Seal}