

Prepared by and return to:
Nicole L. Smith
Employee
Porath & Associates, P.A.
600 Grand Boulevard Suite 201
Destin, FL 32550
850-622-0102
File Number: 14-225
Will Call No.:

Parcel Identification No. 34267-000-000

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 9th day of April, 2014 between Susan S. Clingan, a/k/a Susan Clingan, an unmarried widow whose post office address is 6615 Lazy Acre Road, Panama City Beach, FL 32413 of the County of Bay, State of Florida, grantor*, and Laura M. Ellis, a single woman whose post office address is 5555 College Rd, Key West, FL 33040 of the County of Monroe, State of Florida, grantee*,

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Bay County, Florida, to-wit:

Lot 15, Block B, Daugette Addition to Bahama Beach, according to the map or plat thereof as recorded in Plat Book 7, Page 81, Public Records of Bay County, Florida.

Subject to any and all restrictions made as a condition to the sale, short sale, or resale of the subject property by former mortgagees, including, but not limited to date restrictions, price restrictions, purchaser restrictions, and/or refinance restrictions that may be contained in the short sale approval letter, payoff letter, deeds or present or future purchase contracts.

Subject to taxes for current year and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

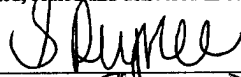
Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.


and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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 Name: Stacy Dupree

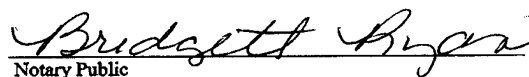

Susan S. Clingan


Witness Name: Kelly Sullivan

State of Florida
County of ~~Wade~~ Bay

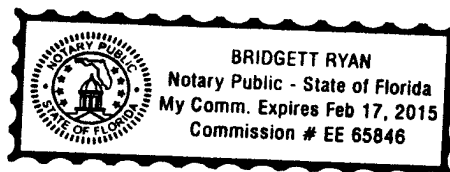
The foregoing instrument was acknowledged before me this 9th day of April, 2014 by Susan S. Clingan, who ☒ is personally known or ☐ has produced a driver's license as identification.

[Notary Seal]


Notary Public

Printed Name: Bridgett Ryan

My Commission Expires: 2/17/15



DoubleTimes