

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.: 1006-3137341

## **WARRANTY DEED**

This indenture made on **April 18, 2014 A.D.**, by

**Megan K. Mc Donald**

whose address is: **702 Michigan Avenue, Lynn Haven, FL 32444**  
hereinafter called the "grantor", to

**Matthew Tyler Cain and Brandy J. Cain, husband and wife**

whose address is: **2620 Avondale Court, Panama City, FL 32404**  
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:

BEGIN AT THE NORTHWEST CORNER OF LOT 34, AVONDALE ESTATES, AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 20 PAGE 48 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE SOUTH 00 DEGREES 02 MINUTES 20 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 34 FOR 80.02 FEET; THENCE LEAVING SAID WEST LINE RUN NORTH 56 DEGREES 46 MINUTES 07 SECONDS EAST FOR 102.26 FEET TO THE CURVING WESTERLY RIGHT-OF-WAY LINE OF AVONDALE COURT; THENCE NORTHWESTERLY ALONG SAID CURVING RIGHT-OF-WAY LINE FOR AN ARC DISTANCE OF 27.20 FEET (SAID CURVE HAVING A RADIUS OF 70.00 FEET WITH A CHORD BEARING AND DISTANCE OF NORTH 27 DEGREES 41 MINUTES 33 SECONDS WEST, 27.03 FEET) TO THE NORTH LINE OF SAID LOT 34; THENCE NORTH 89 DEGREES 57 MINUTES 40 SECONDS WEST ALONG SAID NORTH LINE FOR 72.92 FEET TO THE POINT OF BEGINNING.

GRANTOR HEREIN AFFIRMS THE ABOVE DESCRIBED PROPERTY IS NOT HOMESTEAD.

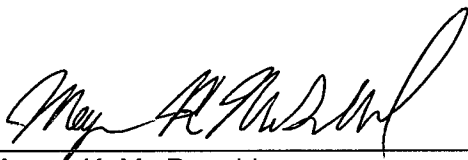
Parcel Identification Number: **R 11954-960-168 and R 11954-960-168**

**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.

**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.



Megan K. Mc Donald

*Signed, sealed and delivered in our presence:*



Witness Signature

Print Name: Debby K. Treadwell

State of **FL**

County of **Bay**




Witness Signature

**Patricia L. Elwell**

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

**The Foregoing Instrument Was Acknowledged** before me on **April 18, 2014**, by **MEGAN K. MC DONALD** who is/are personally known to me or who has/have produced a valid driver's license as identification.



Notary Public

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

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

