

Prepared by and return to:

Terrie Lewis
Cornerstone Title Agency, Inc.
2424B Jenks Ave.
Panama City, FL 32405

File Number: **1403656**

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this **12th day of December, 2014**, between **Casey Culver** whose post office address is **8405 W. 17th Street Rd., Greeley, CO 80634-3004**, grantor, and **Evert Switzer and Barbara N. Switzer, husband and wife** whose post office address is **104 Derby Woods Dr., Lynn Haven, FL 32444**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

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 the **Bay County, Florida**, to-wit:

Lot 3, Block A, Derby Woods, according to the Plat thereof as recorded in Plat Book 13, page(s) 16 and 17, of the Public Records of Bay County, Florida.

Parcel Identification Number: 11300-155-000

***Said property is NOT the Homestead of the Grantor.**

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 anywise 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 31, 2014.

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:

1. [Signature]
Witness Name: Carrie Strauch

[Signature]
Casey Culver

2. [Signature]
Witness Name: JAMEKAI BOMEZ

State of Colorado
County of Weld

The foregoing instrument was acknowledged before me this 12 day of December, 2014, by **Casey Culver**, he () is personally known to me or () has produced Drivers License as identification.

[Signature]
Notary Public

MICHAELA MILLER
Notary Public
State of Colorado

Printed Name: Michaela Miller

My Commission Expires: 10/19/15

My Commission Expires: 10-19-2015