

Prepared by:  
Mary A. Rodgers  
Rodgers-Kiefer Title  
1732 W. County Hwy 30A, Suite 102  
Santa Rosa Beach, Florida 32459

File Number: 14-0172

## General Warranty Deed

**THIS WARRANTY DEED** made this December 29, 2014 A.D. By **Michelle Sexton**, an unmarried woman, whose post office address is: 206 Seabreeze Circle, Panama City Beach, Florida 32413, hereinafter called the Grantor, to **Diane F. Spring**, an unmarried woman, whose post office address is: 220 Christmas Tree Lane, Panama City Beach, FL 32413, hereinafter called the Grantee:

(Whenever used herein the term "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)

**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, viz:

Lot 2, Block 37, AMENDED PLAT OF SEVENTH ADDITION TO LAGUNA BEACH ESTATES, according to the plat thereof, as recorded in Plat Book 8, Page 36A, of the Public Records of Bay County, Florida.

Parcel ID Number: **R 36982-010-000**

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

**Subject to** zoning and other regulatory laws and ordinances affecting the land; easements, rights of way, reservations and covenants of record, 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, 2013.

**In Witness Whereof**, the said Grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

Christine Dahl

Witness Printed Name: Christine Dahl

Michelle Sexton (Seal)  
Michelle Sexton

Mary A. Rodgers

Witness Printed Name: Mary A. Rodgers

\_\_\_\_\_ (Seal)

State of Florida  
County of Bay

The foregoing instrument was acknowledged before me this 29th day of December, 2014, by Michelle Sexton, who is/are personally known to me or who has produced \_\_\_\_\_ as identification.



Mary A. Rodgers  
Notary Public  
Print Name: Mary A. Rodgers

My Commission Expires: \_\_\_\_\_