

**THIS INSTRUMENT PREPARED BY:**

**J. Robert Hughes, Esq.  
Barron & Redding, P.A.  
220 McKenzie Avenue  
Panama City, FL 32401  
(850) 785-7454**

RE# 21374-000-000

**WARRANTY DEED**

THIS WARRANTY DEED is made this 27<sup>th</sup> day of February, 2015 between **Frank Marshall Parker, Jr.**, whose mailing address is 104 Hickory Lane, Bonaire, GA 31005-4325 ("Grantor"), and **James Robert Hughes, Jr. and Kristanna Webb Hughes, husband and wife**, whose mailing address is 416 S. Bonita Avenue, Panama City, FL 32405 ("Grantee"),

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, paid by Grantee to Grantor, the receipt and sufficiency of which Grantor hereby acknowledges, does hereby grant, bargain, and sell to the Grantee, and Grantee's its forever, the following described real property, situate, lying, and being in the County of Bay, State of Florida, to-wit:

**PARCEL I:**

Commencing at the Southeast Corner of Lot 1, Block 79-A, BUNKER'S COVE, being Sudduth's 7th Addition to Panama City, plat of which is on file in the office of the Clerk of the Circuit Court of Bay County, Florida, thence N71° 07' W with the South line of said Lot 1, 105.2 feet for a Point of Beginning; thence North 250 feet more or less, to the waters of Lake Van Vac, thence Southwesterly, along said Lake Van Vac, to the Western boundary line of said Lot 1, thence Southwesterly along the Western boundary line of said Lot 1 to the Southwest Corner of said Lot 1, thence Southeasterly along the South line of said Lot 1 to the Point of Beginning.

**PARCEL II:**

Begin at the Southeast Corner of Lot 1 of Block 79-A of BUNKER'S COVE, being Sudduth's Seventh Addition to Panama City, Plat of which is on file in the office of the Clerk of the Circuit Court, of Bay County, Florida, thence N71° 07' W with the South line of said Lot 1, 105.2 feet; thence North 250 feet, more or less, to the waters of Lake Van Vac; thence Easterly, along said Lake Van Vac, 100 feet, more or less, to the East line of said Lot 1; thence South, with the said East line, 290 feet, more or less, to the Point of Beginning; being a strip of land 100 feet in width off from the East side of said Lot 1.

PARCELS I and II being all of Lot One (1), Block 79-A, BUNKER'S COVE, Sudduth's Seventh Addition to Panama City.

("Property").

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.

SUBJECT TO easements and restrictions of record, if any, and taxes for the current year.

**THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR**, and neither the Grantor nor the Grantor's spouse, nor anyone for whose support the Grantor is responsible, currently resides on or adjacent to said Property.

AND GRANTOR does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed on the day and year first above written.

Signed, sealed & delivered in the presence of:

1) Janet M. Cooley  
Witness 1 Print Name: Janet M. Cooley

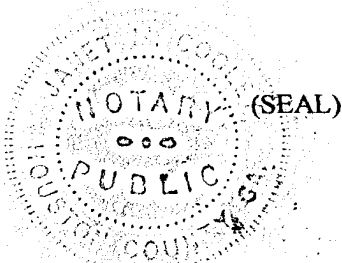
Frank Marshall Parker, Jr.  
Frank Marshall Parker, Jr.

2) Ryan Campbell  
Witness 2 Print Name: Ryan Campbell

STATE OF GEORGIA Ge  
COUNTY OF Houston

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of February, 2015, by Frank Marshall Parker, Jr., who: (notary **must** check applicable box)

- ☒ is personally known to me.  
☐ produced a current Georgia driver's license as identification.  
☐ produced \_\_\_\_\_ as identification.



Janet M. Cooley  
(Print Name)

Notary Public  
Commission #  
My Commission Expires:

**Janet M Cooley**  
Notary Public, Houston County, Georgia  
My Commission Expires May 14, 2017