

Prepared by  
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Panama City Beach, Florida 32407  
(850)235-2685

Return to: Grantee

File No.: 2010-2161441  
Consideration: \$225,000.00

## **WARRANTY DEED**

Made this March 31, of 2015 by and between

**Elizabeth Dunn Stewart individually and as Co-Trustee of The Stewart Family Revocable Trust, dated April 13, 2011**

whose address is: **70 Thomaston Street, Newnan, GA 30263**  
hereinafter called the "grantor", to

**Tony J. Singletary and Leigh R. Singletary, husband and wife**

whose post office address is: **4553 LaCosta Drive, Albany, GA 31721, Panama City Beach, FL 32408**

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:

Condominium Parcel: Lot No. 21, Block No. 12 of VENTURE OUT AT PANAMA CITY BEACH, INC., A CONDOMINIUM, according to the Declaration of Condominium thereof recorded in Official Records Book 296, Page 27, et seq. and clarified in Official Records Book 303, Page 115, and Amendments to Declaration recorded in Official Records Book 464, Page 611;

Official Records Book 598, Page 247; Official Records Book 789, Page 650; Official Records Book 809, Page 387; Official Records Book 956, Page 69; Official Records Book 1123, Page 606; Official Records Book 1141, Page 1586; Official Records Book 1176, Page 140; Official Records Book 1304, Page 1875, of the Public Records of Bay County, Florida. As provided for by the Condominium Act of the Statutes of the State of Florida, said description includes, but is not limited to, all appurtenances to the Condominium parcel described, including the limited common elements assigned thereto and including the undivided interest in the common elements of said Condominium.

Parcel Identification Number: **R 31450-200-000**

**The land** is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

**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 any way 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 31st of 2014.

**In Witness Whereof**, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Elizabeth Dunn Stewart as Co-Trustee of The Stewart Family Revocable Trust

Elizabeth Dunn Stewart Co-Trustee  
Elizabeth Dunn Stewart, Co-Trustee

Signed, sealed and delivered in the presence of these witnesses:

De'etra Freyer  
Witness Signature  
Print Name: De'etra Freyer

Nadja Doderer  
Witness Signature  
Print Name: Nadja Doderer

State of Georgia  
County of Carroll

The Foregoing Instrument was Acknowledged before me on 03/31/2015, by Elizabeth Dunn Stewart individually and as Co-Trustee of The Stewart Family Revocable Trust who is/are personally known to me or who has/have produced a valid driver's license as identification.

Alesia Helton  
Notary Public

Alesia Helton  
(Printed Name)

My Commission expires: 07/27/2016

