

Prepared by and Return to Dean Holder ,  
an employee of First International Title, Inc.  
651 Grand Panama Blvd., Suite 104  
Panama City, FL 32407  
File No.: S9988-56

## **WARRANTY DEED**

This indenture made on May 18, 2015, by **Joann R. Cox and Joseph Robert Cox**, hereinafter called the "grantor",

to **Maureen Monroe and Ronald W. Redburn, as joint tenants with full right of survivorship**, whose address is: 2438 McGraw Lane, Panama City, FL 32405 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:

Commence at the Southeast Corner of Section 31, Township 3 South, Range 15 West, Bay County, Florida; thence West along the South line of said Section 31, 1065 feet; thence North at an angle of 89°20' to the right 148.5 feet to the POINT OF BEGINNING; thence continue North 118.5 feet; thence West 75 feet; thence South 118.5 feet; thence East 75 feet to the POINT OF BEGINNING. Also known as Lot 14, Block B, Gulf Pines Development Co. unrecorded plat.

Parcel Identification Number: 27554-228-000

**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.

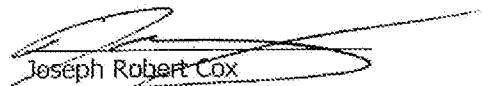
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

**To Have and to Hold**, the same in fee simple forever.

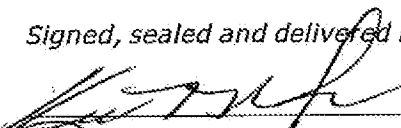
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims

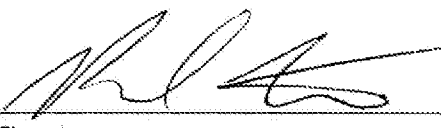
of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2014.

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

  
Joseph Robert Cox

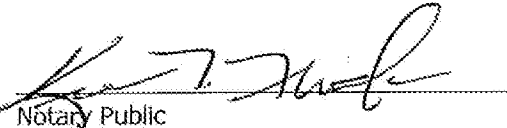
Signed, sealed and delivered in our presence:

  
Witness Signature  
Print Name: Kevin Thornton

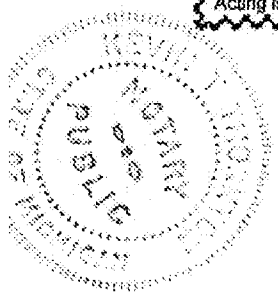
  
Witness Signature  
Print Name: Paul R. Moore

State of MICHIGAN  
County of Livingston

The Foregoing Instrument Was Acknowledged before me on 5-13-15, by **Joseph Robert Cox**, who is/are personally known to me or who has/have produced a valid Michigan Drivers License as identification.

  
Notary Public  
Printed Name: KEVIN THORNTON  
My Commission expires: 10-2-18

Kevin T Thornton  
Notary Public of Michigan  
Branch County  
Expires 10/02/2018  
Acting in the County of Livingston



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.

Joann R. Cox  
Joann R. Cox

**Signed, sealed and delivered in our presence:**

Dorsha Price  
Witness Signature  
Print Name: DORSHA PRICE

Cary Volken  
Witness Signature  
Print Name: CARY VOLKEN

State of MICHIGAN  
County of OAKLAND

**The Foregoing Instrument Was Acknowledged** before me on May 13, 2015, by **Joann R. Cox**, who is/are personally known to me or who has/have produced a valid MI Driver License as identification.

Dorsha Price  
Notary Public  
Printed Name: DORSHA PRICE  
My Commission expires: October 22, 2016



DORSHA PRICE  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF OAKLAND  
BY COMMISSION EXPIRES Oct 22, 2016  
NOTING IN COUNTY OF OAKLAND