

Return to: Cynthia Davenport
Name: Davenport Law, LLC
Address: 104 Professional Parkway
Troy, MO 63379

This Instrument Prepared:
Cynthia Davenport
Davenport Law, LLC
104 Professional Parkway
Troy, MO 63379

Consideration: \$10.00 Document Stamp Tax: \$.70

As a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s): 33802-210-128
File No: B01036

WARRANTY DEED

On this 22nd day of February, 2016, Grantor, James K. Davis and Carol A. Davis, husband and wife, in consideration of Ten Dollars and conveys to the grantee, Davis Trust, dated February 22, 2016, whose mailing address is: 57 Southgate Drive, Troy, MO 63379, the real property located in Bay County, Florida, more fully described as follows:

Condominium Unit No. 2-1602, Calypso Towers II, a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 2747, Page 1819, and re-recorded in Official Records Book 2750, Page 1509, all of the Public Records of Bay County, Florida, and all exhibits and amendments thereto; together with an undivided interest in the common elements appurtenant thereto, as set forth in the Declaration of Condominium

Said property is not the homestead property of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

Full power and authority are conferred upon the grantee, as Trustee, to protect, conserve, sell, lease and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of the grantor to vest in the trustee full rights of ownership as authorized and contemplated by Section 689.071 Florida Statutes.

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 January I, 2011 reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed on the 22nd day of February in the presence of:

Casey Powelson

Witness Signature

Casey Powelson

Witness Printed Name

Tessa Bruns

Witness Signature

Tessa Bruns

Witness Printed Name

[Signature]

JAMES K. DAVIS

[Signature]

CAROL A. DAVIS

STATE OF MISSOURI
COUNTY OF LINCOLN

The foregoing instrument was acknowledged before me this 22nd day of February, 2016, by James K. Davis and Carol A. Davis, husband and wife, who are known to me and has produced their driver's license as photo identification.



NOTARY PUBLIC - STATE OF MISSOURI
LINCOLN COUNTY
MY COMMISSION EXPIRES JULY 15, 2018
COMMISSION 14395418

Kelly J. Martin

Notary Public: Kelly J. Martin

My Term Expires: 7/15/2018