

THIS INSTRUMENT PREPARED BY:

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

RE# R 21374-000-000

WARRANTY DEED

THIS WARRANTY DEED is made this 31st day of March, 2016, between **James Robert Hughes, Jr., an unmarried man, and Kristanna Webb Hughes, an unmarried woman**, of Panama City, FL, ("Grantor"), and **Christopher Clifton Cramer and Pamela Berger Cramer, husband and wife**, whose mailing address is 416 S. Bonita Ave., Panama City, FL 32401, ("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 heirs 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 degrees 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 degrees 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.

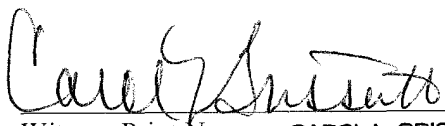
TO HAVE AND TO HOLD, the same in fee simple forever.

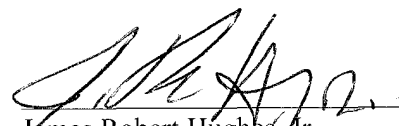
SUBJECT TO easements and restrictions of record, if any, and taxes for the current year.


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:


Witness Print Name: CAROL L. GRISSETT

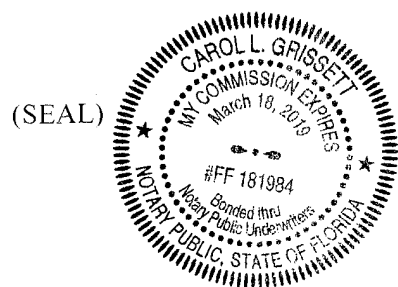

James Robert Hughes, Jr.



Witness Print Name: Carolyn H. Thornton

STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me this 31st day of March, 2016, by James Robert Hughes, Jr., who: (notary **must** check applicable box)

☒ is personally known to me.
☒ produced a current Florida driver's license as identification.
☐ produced _____ as identification.




CAROL L. GRISSETT
(Print Name)

Notary Public
Commission #
My Commission Expires:

Signed, sealed & delivered in the
presence of:

Carol L. Grissett
Witness Print Name: CAROL L. GRISSETT

Kristanna W Hughes
Kristanna Webb Hughes

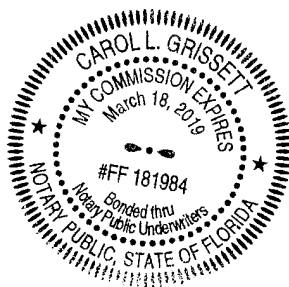
Melvina J Taylor
Witness Print Name: MELVINA J. TAYLOR

STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me this 1st day of ^{April}~~March~~,
2016, by Kristanna Webb Hughes, who: (notary **must** check applicable box)

☒ is personally known to me.
☐ produced a current Florida driver's license as identification.
☐ produced _____ as identification.

(SEAL)



Carol L. Grissett
CAROL L. GRISSETT
(Print Name)

Notary Public
Commission #
My Commission Expires: