

THIS INSTRUMENT PREPARED BY:
Adam L. Hood, Esquire
ADAM L. HOOD, P.A.
626 Magnolia Avenue
Panama City, FL 32401

WARRANTY DEED

THIS INDENTURE, made on July 20, 2016, between **SUZANNE L. TIPPS a/k/a SUZANNE L. ST. ANGELO**, a married woman, of 12024 Laurel Street, Fountain, Florida 32438, ("**Grantor**"), and **SUZANNE L. TIPPS**, as Trustee of the **SUZANNE L. TIPPS REVOCABLE TRUST**, of 12024 Laurel Street, Fountain, Florida 32438, ("**Grantee**").

WITNESSETH, that the said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the said Grantee, the receipt of which is acknowledged, has granted, bargained and sold to the said Grantee, their heirs and assigns forever all of the right, title, and interest of the said Grantor in the following described land situated in Bay County, Florida:

Lots 1, 2, 3, 4, 19, 20, 21, 22, 23, and 24, in Block 23, according to the Plat of Green Hills, recorded in Plat Book 3, Page 14, Public Records Bay County, Florida.

Parcel Number: 01694-000-000

Also Known As: 12024 Laurel Street, Fountain, Florida 32438

This is the homestead of the Grantor.

Subject to restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose same, zoning ordinances and taxes for the current year and subsequent years.

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

THIS DOCUMENT PREPARED WITHOUT THE BENEFIT SURVEY OR TITLE SEARCH AND IS BASED SOLELY ON FACTS PROVIDED BY EITHER OF THE PARTIES HERETO.

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IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal on July 20, 2016.

Suzanne L. Tipps
SUZANNE L. TIPPS, Grantor

Signed, sealed & delivered
in the presence of:

Adam L. Hood
Signature of Witness
Printed: Adam L. Hood

Vera Nieto
Signature of Witness
Printed: Vera Nieto

ACKNOWLEDGEMENT

**STATE OF FLORIDA
COUNTY OF BAY**

I HEREBY CERTIFY that on July 20, 2016, before me personally SUZANNE L. TIPPS, who is personally known to me or who has produced the identification identified below, who is the person described in and who executed the foregoing instrument, and who after being duly sworn says that the execution hereof is her free act and deed for the uses and purposes herein mentioned.

SWORN TO AND SUBSCRIBED and acknowledged before me the undersigned Notary Public by my hand and official seal, the day and year last aforesaid.

To me personally known
 Identified by Driver's License
 Identified by _____

Adam L. Hood
Notary Public, State of Florida

