

Prepared by and return to:

Darlene Melvin
Cornerstone Title Agency, Inc.
2424 Jenks Ave.
Panama City, FL 32405

File Number: **1605197**

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this **9th day of August, 2016**, between **Daniel A. Nielsen and Anna E. Papke, husband and wife**, whose post office address is **606 E. 5th St., Panama City, FL 32401**, grantor, and **Matthew Tyler Cain and Brandy J. Cain, husband and wife**, whose post office address is 606 E 5th Street Panama City FL 32401, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the **Bay County, Florida**, to-wit:

Lots 22 and 23, Block 11, BUNKER'S COVE BEING H.L. SUDDUTH'S FIRST ADDITION TO PANAMA CITY, located in Section 9, Township 4 South, Range 14 West, according to map or plat thereof on file in the Office of the Clerk of the Circuit Court of Bay County, Florida.

Parcel Identification Number: 20499-000-000

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 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 December 31, 2015.

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

Signed, sealed and delivered in our presence:

Celia Bush
Witness Name: Celia Bush

Daniel A. Nielsen
Daniel A. Nielsen

Darlene F. Melvin
Witness Name: Darlene F. Melvin

State of FL
County of Bay

The foregoing instrument was acknowledged before me this 3rd day of Aug, 2016, by Daniel A. Nielsen who () are personally known to me or () have produced drivers license as identification.

Darlene F. Melvin
Notary Public

Printed Name: Darlene F. Melvin

My Commission Expires: 5/13/17



Signed, sealed and delivered in our presence:

[Signature]
Witness Name: Michael Rosenberg

[Signature]
Anna E. Papke

[Signature]
Witness Name: Jennifer M Ganser

State of IL
County of DuPage

The foregoing instrument was acknowledged before me this 3 day of August, 2016 by Anna E. Papke, who () are personally known to me or () have produced _____ as identification.

[Signature]
Notary Public

Printed Name: Jennifer M Ganser

My Commission Expires: 7/2/17

