

Prepared by:
Grace Trucks
Omega Title, LLC
12135 Panama City Beach Pkwy
Panama City Beach, FL 32407

File Number: 16-8768G

General Warranty Deed

Made this September 2, 2016 A.D. By **Joshua H. Miller and wife, Melissa A. Miller**, 20 Fernbrook, West Hartford, Connecticut 06107, hereinafter called the grantor, to **Don and Bubba Properties, LLC**, a Florida Limited Liability Company, whose post office address is: 2104 Thomas Drive, Panama City, Florida 32408, hereinafter called the grantee:

(Whenever used herein the term "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)

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, viz:

Lot 23, Block L, The Landings according to plat on file in Plat Book 18, Page 31, of the Public Records of Bay County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **11280-068-000**

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.

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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

1.) *[Signature]*
Witness Printed Name Diana Taramillo

[Signature] (Seal)
Joshua H. Miller
Address: 20 Fernbrook, West Hartford, Connecticut 06107

2.) *[Signature]*
Witness Printed Name LYDIA VANETTEN

[Signature] (Seal)
Melissa A. Miller
Address:

State of X Connecticut
County of X Hartford

The foregoing instrument was acknowledged before me this X 2nd day of X September, 2016, by Joshua H. Miller and wife, Melissa A. Miller, who is/are personally known to me or who has produced driver's license as identification.

[Signature]
Notary Public
Print Name: MARI M. ROSEMOND
NOTARY PUBLIC
My Commission Expires: MY COMMISSION EXPIRES JULY 31, 2018

