

Prepared by/Return to:

John Anthony Trotter
490 Lavista Road
Blue Ridge, GA 30513
(678) 330-6685

This deed prepared without benefit of title search.

Tax Identification Number of Property Conveyed – 03170-159-100

QUITCLAIM DEED

This Warranty Deed Made the 3rd day of SEPT., 2016, by **Helen M. Foster**, whose address is 490 Lavista Road Blue Ridge, GA 30513 (hereinafter called the "Grantor") to **John Anthony Trotter**, whose address is 490 Lavista Road Blue Ridge, GA 30513 (hereinafter called the "Grantee").

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Bay, State of Florida, to-wit:

Lot 37: Commence at the NW Corner of Section 27, Township 2N, Range 12W of Bay County, Florida; thence South 88 degrees 12 minutes 30 seconds East, 189.85 feet; thence South 11 degrees 40 minutes 31 seconds East, 319.21 feet; thence continue South 30 degrees 02 minutes 09 seconds East, 329.87 feet; thence continue South 35 degrees 05 minutes 13 seconds East 431.88 feet to the Point of Beginning; thence continue along the northerly side of Scott Road South 35 degrees 57 minutes 28 seconds East 348.82 feet; thence North 59 degrees 39 minutes 15 seconds East, 1030.94 feet, more or less to the centerline of a stream; thence Northerly along side stream centerline, 492.0 feet more or less, to a point bearing North 54 degrees 39 minutes 15 seconds East of the Point of Beginning; thence South 54 degrees 39 minutes 15 seconds West 1253.53 feet, more or less, to the Point of Beginning. Also known as 11605 Scott Road.

Being and intended to be all that property conveyed by Quit Claim Deed dated December 2, 2010 from Helen M. Foster to Helen M. Foster and Helen J. Barnett,

recorded in Official Record Deed Book 3301, Page 1216 in the Official County Deed Book Records in Bay County, Florida.

The above described property is NOT the homestead of the Grantor.

Subject to covenants, conditions, restricts and easements, of record, if any, which are not hereby re-imposed.

This conveyance is subject to, and may be affected by, any and all reservations, liens, restrictions, and other encumbrances of record, and by any unpaid ad valorem real property taxes, past or present.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper uses, benefit and behoof of the said Grantee.

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:

Diana J. Crowe
Diana J. Crowe (printed)

Helen M Foster
GRANTOR: Helen M. Foster

G. William Little, III
G. William Little, III (printed)

STATE OF GEORGIA)
COUNTY OF FANNIN)

I HEREBY CERTIFY that on this 13th day of SEPTEMBER, 2016, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Helen M. Foster, who is personally known to me or who has / have produced _____ as identification and did take an oath.

Witness my hand and official seal in the aforesaid state and county.

G. William Little, III
G. William Little, III (printed), Notary Public,
My commission expires: _____

