

Prepared by and Return to Liz Shuemate ,  
an employee of First International Title, Inc.  
651 Grand Panama Blvd., Suite 104  
Panama City, FL 32407  
File No.: 94421-56

## **WARRANTY DEED**

This indenture made on December 7, 2016, by **Thomas Perry Cooper and Jeanne Anna Cooper**, hereinafter called the "grantor",

to **Clay Fox Investments LLC, an Arizona limited liability company**, whose address is: 7909 W Glendale Ave, Glendale, AZ 85303 hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**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**, to-wit:

Lot 19, less the East 200 feet, Block 3, AMENDED PLAT THE "PINES", according to the Plat thereof, recorded in Plat Book 7, Page(s) 65 of the Public Records of Bay County, Florida.

Parcel Identification Number: 27647-001-000

**The land** is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

**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 any way 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

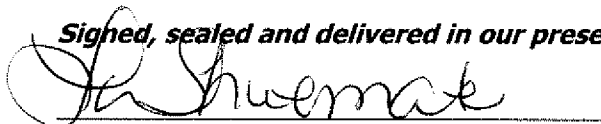
of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2016.


**In Witness Whereof**, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

  
Thomas Perry Cooper

  
Jeanne Anna Cooper

**Signed, sealed and delivered in our presence:**

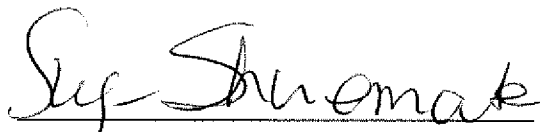
  
Witness Signature  
Print Name: Liz Shuemate

  
Witness Signature  
Print Name: Barbara D. Weston

State of FLORIDA

County of BAY

**The Foregoing Instrument Was Acknowledged** before me on 12-7-16, by **Thomas Perry Cooper and Jeanne Anna Cooper**, who is/are personally known to me or who has/have produced a valid FL DL as identification.

  
Notary Public  
Printed Name:  
My Commission expires:

