

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.: 93157-56

WARRANTY DEED

This indenture made on December 15, 2016, by **Mary C. Hardy and Dallas Truman Gore**, hereinafter called the "grantor",

to **Jeanine Ann Bontrager, unmarried woman**, whose address is: 219 Linda Ave., Panama City, FL 32401 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 4, Block 7, BUNKER'S COVE, BEING H.L. SUDDUTHS FIRST ADDITION TO PANAMA CITY, according to the Plat thereof, recorded in Plat Book 1, Page(s) 30 of the Public Records of Bay County, Florida.

Parcel Identification Number: 20422-000-000

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 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.

Mary C Hardy
Mary C. Hardy

Dallas Truman Gore
Dallas Truman Gore

Signed, sealed and delivered in our presence:

Liz Shuemate

Witness Signature

Liz Shuemate

Print Name: _____

Dawn Seltzer

Witness Signature

Print Name: Dawn Seltzer

State of FLORIDA

County of BAY

The Foregoing Instrument Was Acknowledged before me on the 15 day of December 2016, by **Mary C. Hardy and Dallas Truman Gore** who is/are personally known to me or who has/have produced the following as identification: Kr DL

Suz Shuemate

Notary Public

Printed Name:

My Commission expires:

