

Prepared by and Return to Liz Shucmate ,  
an employee of First International Title, Inc.  
651 Grand Panama Blvd., Suite 104  
Panama City, FL 32407  
File No.: 94413-56

## **WARRANTY DEED**

This indenture made on January 18, 2017, by **Bluewater Realty of Bay County, Inc., a Florida corporation**, 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:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 20, BLOCK 3, OF THE AMENDED PLAT OF THE PINES, AS RECORDED IN PLAT BOOK 7, PAGE 65, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE WEST ALONG THE SOUTH LINE OF LOT 20, FOR 252.76 FEET TO A POINT OF BEGINNING; THENCE WEST FOR 211.52 FEET TO A POINT OF THE SOUTHWEST CORNER OF SAID LOT 20; THENCE NORTH 92.02 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE EAST 211.52 FEET; THENCE SOUTH 90.73 FEET TO THE POINT OF BEGINNING.

Parcel Identification Number: 27648-020-000

**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.

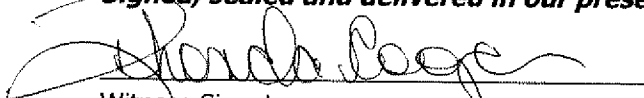
**In Witness Whereof**, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Bluewater Realty of Bay County, Inc., a Florida corporation



By Isaac K. Duren, President

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



Witness Signature

Print Name: Rhonda Cooper



Witness Signature

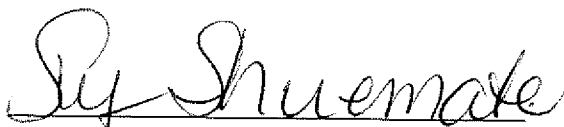
Print Name: Liz Shuemate

State of FLORIDA

County of

Bay

**The Foregoing Instrument Was Acknowledged** before me on 1-12-17, by **Isaac K. Duren as President of Bluewater Realty of Bay County, Inc., a Florida corporation**, who is/are personally known to me or who has/have produced a valid \_\_\_\_\_ as identification.



Notary Public

Printed Name:

My Commission expires:

