

THIS INSTRUMENT PREPARED BY:  
THOMAS S. GIBSON  
Rish, Gibson & Scholz, P.A.  
P. O. BOX 39  
PORT ST. JOE, FL 32457  
File No. 17-0177

Parcel No. 04185-550-050

## WARRANTY DEED

**THIS WARRANTY DEED** made March 31, 2017, A.D.,

by **FRANKIE PROPERTIES, LLC, a Georgia limited liability company**, whose post office address is 233 Huntington Pointe Drive Thomasville, GA 31757, hereinafter called the Grantor,

to **PETER J. ABBOTT and KAREN B. ABBOTT, husband and wife**, whose post office address is 2012 Monument Avenue Port St. Joe, FL 32456, hereinafter called the Grantee.

**WITNESSETH:** That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, the 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:

**Unit 2A, THE PALMS TOWNHOMES, as recorded in Plat Book 21, page 28, public records of Bay County, Florida.**

**GRANTOR(S) HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR(S).**

**SUBJECT TO:** Covenants, Restrictions and Easements of record, if any.

**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 covenant with said grantee that the Grantor are 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 warrant the title to all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2016 and **SUBJECT TO** the Applicable Comprehensive Plan, including developmental regulations and **SUBJECT TO** to taxes for the current year and later years and all valid easements and restrictions of record, if any, which are not hereby reimposed; and also subject to any claim, right, title, or interest arising from any recorded instrument reserving, conveying, leasing, or otherwise alienating any interest in the oil, gas, or other minerals.

And Grantor does hereby fully warrant title to said land and will defend the same against the lawful claims of all persons whomsoever, subject only to any exceptions set forth herein.

IN WITNESS WHEREOF, the said Grantor have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

FRANKIE PROPERTIES, LLC, a Georgia limited liability company

Bethany C. Duraway  
Witness Signature  
Printed Name: Bethany C. Duraway

By: Loretta Bliek  
LURETTA BLIEK  
Its: Managing Member

Deborah M. Barnes  
Witness Signature  
Printed Name: Deborah M. Barnes

STATE OF Florida  
COUNTY OF Gulf

The foregoing instrument was acknowledged before me this 31 day of March, 2017 by **LURETTA BLIEK AS MANAGING MEMBER OF FRANKIE PROPERTIES, LLC, a Georgia limited liability company** and who is personally known to me or who have produced a valid driver's license as identification.

Deborah M. Barnes  
Notary Public, State of \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

