

Return      Maureen Richardson  
to:  
Name:      SETCO Services, LLC - Panama City Beach  
Address:    7714 Front Beach Rd. Unit C  
             Panama City Beach, FL 32407  
This Instrument Prepared:

SETCO Services, LLC - Panama City Beach  
7714 Front Beach Rd. Unit C  
Panama City Beach, FL 32407

Documentary Stamp Taxes were collected in the amount of (\$1,948.80 ) based on the purchase price amount of (\$278,400.00).
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as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s): 11588-464-000  
File No: B04971

## WARRANTY DEED

STATE OF FLORIDA

COUNTY OF Bay

This Warranty Deed Made **March 30, 2017**, by **Malcom William McVicar, Jr. joined by his wife Sheila D. McVicar** , hereinafter referred to as the Grantor, whose post office address is: 1005 Sutherland Plaza, Lynn Haven, FL 32444, to

**Stephen C. Sommers and Victoria L. Sommers, husband and wife** hereinafter referred to as the Grantee, whose post office address is: 7312 Rodgers Dr, Panama City, FL 32404.

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

**Lot 14, Mowat Highlands Phase VII, according to the map or plat thereof, as recorded in Plat Book 16, Page(s) 82, of the Public Records of Bay County, Florida.**

**Said property is not the homestead property of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.**

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 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 January 1, 2017, reservations, restrictions and easements of record, if any.

*(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)*

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness No. 1 Signature: Jennifer Bowman

Printed Name: Jennifer Bowman

Witness No. 2 Signature: Lisa Keeman

Printed Name: Lisa Keeman

Malcolm William McVicar Jr.  
Malcolm William McVicar Jr.

Sheila D. McVicar  
Sheila D. McVicar

STATE OF FLORIDA  
COUNTY OF BAY

The foregoing instrument was acknowledged before me this the 30th day of March, 2017, by Malcolm William McVicar Jr., who is known to me or who has produced a drivers license as photo identification.

(AFFIX NOTARY SEAL HERE)



LISA KEEMAN  
MY COMMISSION # FF 912686  
EXPIRES: August 25, 2019  
Bonded Thru Budget Notary Services

Lisa Keeman  
Notary Public  
Printed Name: **LISA KEEMAN**  
My Commission Expires: \_\_\_\_\_