

THIS INSTRUMENT PREPARED BY:

Garth D. Bonney, Esquire
BONNEY & ASSOCIATES, P.A.
514 Magnolia Avenue
Panama City, FL 32401
Phone: 850-215-6840
Fax: 850-215-6846
Parcel ID# 17663-000-000
(SP \$175,672.85)

WARRANTY DEED

THIS INDENTURE, made on this 27 day of April, 2017, between **Marcus W. Cordrey, a single man**, whose post office address is 720 1/2 Magnolia Ave Panama City, FL 32401 hereinafter referred to as the "Grantor", and **Mark Edward Cordrey and wife, Donna Lynn Cordrey**, hereinafter referred to as the "Grantee", party of the second part, whose address is 720 Magnolia Avenue Panama City, FL 32401

WITNESSETH:

That the said Grantor, for and in consideration of the sum of (\$10.00), and other good and valuable consideration to said Grantor in hand paid by the said Grantees, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, remises, releases, conveys, and confirms unto said Grantees, and Grantees' heirs, successors and assigns forever, the following described land, situated, lying and being in Bay County, Florida to wit:

Lot 5, in Block 1, of GULF VIEW ADDITION TO PANAMA CITY, FLORIDA, according to the Plat thereof, on file in the office of the Clerk of the Circuit Court of Bay County, Florida.

This conveyance is made and accepted subject to an indebtedness secured by a mortgage on the premises held by Michael McQuaig and Cynthia McQuaig, husband and wife, dated April 16, 2008, and recorded in Official Records Book 3042, Page 374, of the Public Records of Bay County, Florida, on which there is an unpaid principal amount of One Hundred Seventy-five Thousand Six Hundred Seventy-two and 85/100--- Dollars (\$175,672.85), with interest from April 1, 2017, at Five percent (5.00%) per annum, which mortgage debt grantee assumes and agrees to pay as the purchase price of the above-described premises.

Subject to easements, restrictions and reservations of record and taxes for the current year.

Together with all tenements, hereditaments, and appurtenances thereto belonging or in otherwise appertaining, to have and to hold same in fee simple forever. The Grantor covenants with Grantees that Grantor is lawfully seized of the property in fee simple; that Grantor has good, right, and lawful authority to sell and convey the property; that Grantor fully warrants the title to the property and will defend the same against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search, and preparer disclaims any representations as to the legal description or any representations of title therefore.

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

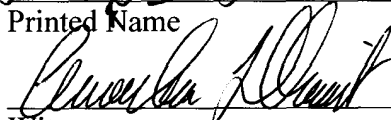
Signed, sealed, and delivered
in the presence of:




Witness



Printed Name



Witness



Printed Name




MARCUS WAYNE CORDREY

STATE OF FL
COUNTY OF Bay

I HEREBY CERTIFY, that on this 27th day of April 2017, before me personally appeared **MARCUS WAYNE CORDREY**, who is personally known to me or has produced the identification indicated below, who is the person described herein and who executed the foregoing instrument, and who after being duly sworn says that the execution hereof is his/her free act and deed of the uses and purposes herein mentioned.

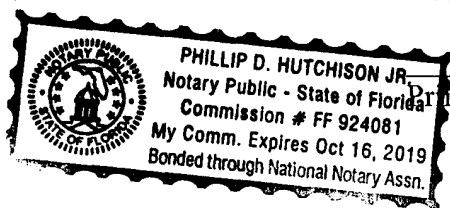
THIS INSTRUMENT ACKNOWLEDGED before me the undersigned Notary Public by my hand and official seal, the day and year last aforesaid.

- () To me personally known
(☒) Identified by Driver's License
() Other: _____



Notary Public

{Seal}



Printed Name