

Prepared by:
Terri Kiefer
Omega Title, LLC
2222 Jenks Avenue
Panama City, Florida 32405

File Number: 17-9737T

General Warranty Deed

Made this May 3, 2017 A.D. By **John Nichols**, 5003 W. 19th Ct., Panama City, Florida 32405, hereinafter called the grantor, to **Jerry Medaries**, whose post office address is: 4562 Cedar St., Panama City, Florida 32404, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

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, viz:

Lot One (1), Block Fifteen (15), Replat of the Town of Fountain, according to the plat on file in the Public Records of Bay County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 01392-000-000

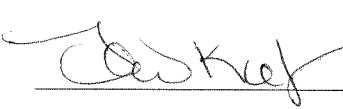
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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 December 31, 2017.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

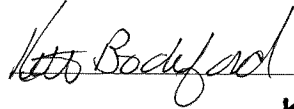
Signed, sealed and delivered in our presence:



Witness Printed Name **Terri Kiefer**

 (Seal)

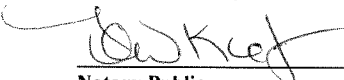
John Nichols
Address: 5003 W. 19th Ct., Panama City, Florida 32405



Witness Printed Name **KITTI BODIFORD**

State of Florida
County of Bay

The foregoing instrument was acknowledged before me this 8th day of May, 2017, by John Nichols, who is/are personally known to me or who has produced _____ as identification.



Notary Public
Print Name: **Terri Kiefer**



My Commission Expires: _____