

**Prepared by and return to:**  
McChesney Law Firm, P.A.  
100 Island Cottage Way, Suite 200 D  
St. Augustine, FL 32080  
**Property Appraiser's Parcel Identification**  
**No. 36065-002-0000**

(Space above this line reserved for recording office use only)

**WARRANTY DEED**

THIS WARRANTY DEED made between JOHN PAUL STEGALL, a married man (the "Grantor"), who resides at 5014 Julington Creek Road, Jacksonville, FL 32258, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by JOHN PAUL STEGALL and TAMMY THOMPSON STEGALL, co-trustees (such trustees hereinafter referred to as "Grantees") of THE STEGALL FAMILY REVOCABLE TRUST (the "Trust"), such Grantee having an address of at 5014 Julington Creek Road, Jacksonville, FL 32258, and such Trust having been established under that certain revocable declaration of trust dated May 17, 2017, by and between JOHN PAUL STEGALL and TAMMY THOMPSON STEGALL, of Duval County, Florida, as trust makers and as co-trustees, have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto Grantee, all of Grantor's interest in and to the real property located in Bay County, together with all improvements situated thereon, described as (such interest is hereinafter referred to as "Subject Property"):

LOT 14, BLOCK E, ACCORDING TO THE FIRST ADDITION TO KISKA BEACH, A MPA OF WHICH IS FILED IN PLAT BOOK 9, PAGE 16, BAY COUNTY RECORDS, PANAMA CITY, FLORIDA.

Parcel address: 328 DERONDO STREET, PANAMA CITY, FL 32413  
Parcel Number: 36065-002-0000

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

TO HAVE AND TO HOLD, the same in fee simple forever.

FURTHER, the terms of the Trust provide for the present possessory right of possession of any homestead property in accordance with the Department of Revenue Rule 12D-7.011 and is recorded in compliance with Section 196.031(1) of the Florida Statutes, thereby entitling any real property transferred to the Trust to homestead exemption status if all of the requirements are met.

AND the Grantor hereby covenants with the 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 this land; that the Grantor hereby fully warrants that title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free from all encumbrances, except taxes accruing subsequent to, reservations, restrictions and easements of record, if any.

THIS Warranty Deed was prepared without the benefit of title insurance.

FOLLOWING the conveyance made by this deed THE STEGALL FAMILY REVOCABLE TRUST shall own all of the Subject Property.

TAXES the current year have been prorated and are assumed by Grantee.

EXECUTED on 17 MAY, 2017.

Maxine S. McChesney  
Maxine McChesney, Witness

John Paul Stegall  
JOHN PAUL STEGALL, Grantor

Richard McChesney  
Richard McChesney, Witness

Tammy Thompson Stegall  
TAMMY THOMPSON STEGALL, Grantor

THE STATE OF FLORIDA

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COUNTY OF ST. JOHNS

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The foregoing instrument was acknowledged before me, the undersigned authority, by JOHN PAUL STEGALL, Grantor, who produced a driver's license issued by as identification thereby proving him to be the person whose name is subscribed to the foregoing instrument as Grantor, and by TAMMY THOMPSON STEGALL, Grantor, who produced a driver's license issued by as identification thereby proving her to be the person whose name is subscribed to the foregoing instrument as Grantor, both of whom identified this instrument as a Deed and signed such instrument willingly as Grantor for the purposes and consideration therein expressed, both of whom signed such instrument in the presence of Maxine McChesney, a witness who is personally known to me, and of Richard McChesney, a witness who is personally known to me.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on May 17, 2017.

Kathryn D. Masters  
Notary Public, State of Florida  
Notary's printed name: Kathryn Masters

