

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

File Number: 17-9895T

General Warranty Deed

Made this July 28, 2017 A.D. By **Ann P. Hart**, hereinafter called the grantor, to **Eric Orme**, whose post office address is*, hereinafter called the grantee: *P O Box 1670, Panama City FL 32402

(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:

Commence at the Southwest Corner of the Northeast Quarter of Section 23, Township 2 South, Range 14 West; thence North 01 degrees 46 minutes 26 seconds East, 30 feet; thence South 88 degrees 58 minutes 07 seconds East, 664.67 feet; thence North 02 degrees 00 minutes 00 seconds East, 623.26 feet to the Point of Beginning; thence North 88 degrees 58 minutes 35 seconds West, 318.57 feet; thence North 01 degrees 53 minutes 13 seconds East, 326.62 feet; thence South 88 degrees 59 minutes 28 seconds East, 319.21 feet; thence South 02 degrees 00 minutes 00 seconds West, 326.67 feet to the Point of Beginning; being a part of Lot 45 of St. Andrews Bay Development Company's Plat of Section 23, Township 2 South, Range 14 West, recorded in Plat Book 6, Page 3 of 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: **07751-040-000**

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.

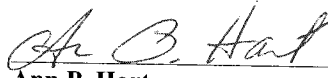
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful 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.

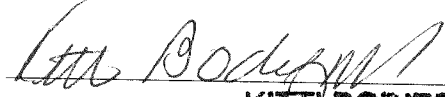
Signed, sealed and delivered in our presence:



Witness Printed Name **Terri Kiefer**



Ann P. Hart (Seal)
Address:



Witness Printed Name **KITTI BODIFORD**

State of Florida
County of Bay

The foregoing instrument was acknowledged before me this 28th day of July, 2017, by Ann P. Hart, who is/are personally known to me or who has produced  as identification.





Notary Public
Print Name: **Terri Kiefer**

My Commission Expires: _____