

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 (\$2135.00) based on the purchase price amount of (\$305,000.00).

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): **32738-855-000**
File No: **B05446**

WARRANTY DEED

STATE OF FLORIDA

COUNTY OF Bay

This Warranty Deed Made **September 15, 2017**, by **Dennis D. Ballard, a single man**, hereinafter referred to as the Grantor, whose post office address is: 8926 Big Hand Rd, Columbus Twp, MI 48063, to

Charles Nichols, a single man and Cinda Nichols, a single woman, hereinafter referred to as the Grantee, whose post office address is: 1046 Gateshead Cir, Tallahassee, FL 32317.

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 76, Palmetto Trace Phase Two-A, according to the plat thereof, recorded in Plat Book 19, Page(s) 93, of the Public Records of Bay County, Florida.

and

Begin at the Southwest Corner of Lot 76, Palmetto Trace Phase Two, as per the Official Subdivision Plat thereof, recorded in Plat Book 19, Pages 42 and 43, in the Public Records on file in the Clerk of the Circuit Court of Bay County, Florida; thence South 35°44'47" West for a distance of 20.00 feet; thence South 54°15'13" East for a distance of 65.00 feet; thence North 35°44'47" East for a distance of 20.00 feet to the Southeast corner of said Lot 76; thence North 54°15'13" West for a distance of 65.00 feet to the Point of Beginning.

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 Signature: Linda Assaf
Printed Name: Linda Assaf

Witness Signature: Molly Gardner
Printed Name: Molly Gardner

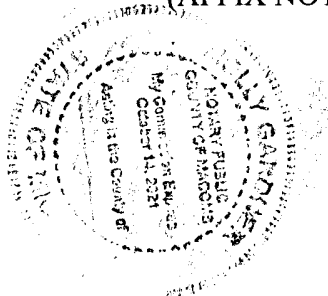
Dennis D Ballard

STATE OF Mi
COUNTY OF MACOMB

The foregoing instrument was acknowledged before me this the 14 day of September, 2017, by Dennis D. Ballard, who is known to me or who has produced a drivers license as photo identification.

(AFFIX NOTARY SEAL HERE)

Molly Gardner
Notary Public
Printed Name: Molly Gardner
My Commission Expires: 10-14-2021



MOLLY GARDNER
NOTARY PUBLIC - MICHIGAN
MACOMB COUNTY
MY COMMISSION EXPIRES 10-14-2021
ACTING IN MACOMB COUNTY