

After Recording Return to:
Chuck Tucker
South Oak Title 30A, LLC
13800 Panama City Beach Parkway, Unit 117
Panama City Beach, FL 32407

This Instrument Prepared by:
Chuck Tucker
South Oak Title 30A, LLC
13800 Panama City Beach Parkway, Unit 117
Panama City Beach, FL 32407
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):
29665-000-000
File No.: 18-7014

WARRANTY DEED

This Warranty Deed, Made the 23rd day of May, 2018, by **Sonja Prophet**, whose post office address is: **1406 Wilmont Avenue, Panama City, FL 32401**, hereinafter called the "Grantor", to **Robert Alan Gilmore and Arlene Marie Zacher, husband and wife**, whose post office address is: **105 Villa Court, Panama City Beach, FL 32413**, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **One Hundred Fifty Nine Thousand Dollars and No Cents (\$159,000.00)** 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**, to wit:

Lot 13, Block 7, in the NE 1/4 of Section 1, Township 4 South, Range 15 West, according to St. Andrews Bay Railroad Land and Mining Company Plat, according to records in the office of the Clerk of the Circuit Court of Bay County, Florida.

The property is the homestead of the Grantor(s).
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 2018, 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 IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: *Chuck Tucker* *Sonja C. Prophet*
Printed Name: Chuck Tucker Sonja Prophet

Witness Signature: *Peggy Weigel Hanson*
Printed Name: Peggy Weigel Hanson

State of Florida
County of

The foregoing instrument was acknowledged before me this 23rd day of May, 2018 by Sonja Prophet, who is/are personally known to me or has/have produced driver license(s) as identification.

Chuck Tucker My Commission Expires: *4-28-20*
Notary Public Signature (SEAL)
Printed Name: Chuck Tucker

