

Prepared by and return to:

Lucy C. Collins, Esq
The Law Office of Lucy C. Collins, P.A.
14101 Panama City Beach Parkway
Suite 310
Panama City Beach, FL 32413
(850) 588-6018
File No 2018-RE-1197
Consideration: \$100,000.00
Parcel Identification No 33830-323-000

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the **3rd day of August, 2018** between **Gail M. Phillips, an unmarried woman**, whose post office address is **134 Seclusion Drive, Panama City Beach, FL 32413**, of the County of Bay, State of Florida, Grantor, to **Home Sweet Homes Inc., a Florida Corporation**, whose post office address is P.O. Box 16445, Panama City, Florida 32406, of the County of Bay, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Bay, Florida, to-wit:

Lot 123, Seclusion Beach, according to the map or plat thereof as recorded in Plat Book 15, Page 39, Public Records of Bay County, Florida.

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

Subject to taxes for 2018 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:

Jonathan Doolan
WITNESS Jonathan Doolan
Marisse Water
WITNESS Marisse Water

Gail M. Phillips
Gail M. Phillips

STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me this 3rd day of August, 2018, by Gail M. Phillips, who is personally known to me or who has produced her driver's license as identification.

Wanda Martinez
Notary Public
Name of Notary Wanda Martinez
Notary Public State of Florida
Wanda Martinez
My Commission GG 202059
Expires 04/02/2022