

Return to: **Maureen Richardson**
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 (3941.00) based on the purchase price amount of (\$563,000.00).

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): **30933-674-000**
File No: **B06640**

WARRANTY DEED

STATE OF FLORIDA

COUNTY OF BAY

This Warranty Deed Made this the 2 of January, 2019, by **Jo Ann Williams Walker, joined by her husband Herman Blagg**, hereinafter referred to as the Grantor, whose post office address is: **P.O. Box 27214, Panama City Beach, FL 32411**, to

Horizon & Companies, a Florida Corporation hereinafter referred to as the Grantee, whose post office address is: **3604 W. Hwy 390, Panama City, FL 32405**.

WITNESSETH: That said Grantor, for and in consideration of the sum of \$10.00 Dollars 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:

Lot 572, Bay Point Unit One, according to the plat thereof, recorded in Plat Book 11, Page(s) 47 through 56, in the Office of the Clerk of the Circuit Court of Bay County, Florida.

The property is the homestead of the Grantor.

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 2019**, 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 No. 1 Signature: Maureen Richardson
Maureen Richardson

Witness No. 2 Signature: Cody Stewart
Cody Stewart

Printed Name: _____

Jo Ann Williams Walker
Jo Ann Williams Walker
Herman Blagg
Herman Blagg

STATE OF Florida
COUNTY OF Bay

The foregoing instrument was acknowledged before me this the 2nd day of January, 2019, by Jo Ann Williams Walker, joined by her husband Herman Blagg, who is known to me or who has produced a drivers license as photo identification.

(AFFIX NOTARY SEAL HERE)

Cody Stewart
Notary Public
Print Name: _____
My Commission Expires: _____

