

THIS INSTRUMENT PREPARED BY:

Davage J. Runnels, III  
Hall & Runnels  
4399 Commons Drive East  
Suite 300  
Destin, Florida 32541

19-0517

(The space above is provided for recording information)

**WARRANTY DEED**

THIS WARRANTY DEED made this 21 day of June, 2019, between **John Tate, an unmarried man**, whose mailing address is Howe Hill Farm, Howe Hill Bank, Newby, Middlesbrough. Cleveland. TS8 0AL. England, , hereinafter referred to as "grantor", and **Roy Eckersley, an unmarried man**, whose mailing address is 22 Jermiah Dr, Jackson, Tennessee 38305, hereinafter referred to as "grantee". (Wherever used herein the terms "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 good and valuable consideration, receipt of which 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:

Condominium Unit: 1703, MAJESTIC BEACH TOWER II, a Condominium, together with an undivided interest in the common elements, all as set forth in the Declaration of Condominium and the Exhibits attached thereto and forming a part thereof, as recorded in Official Records Book 2743, Page 949, as amended from time to time, of the Public Records of Bay County, Florida.

Parcel Identification No.            34881-577-134

This conveyance is made subject to covenants, conditions, restrictions and easements of record, if any, which may now affect the above described property, but this provision shall not operate to reimpose the same. Also subject to zoning regulations and ordinances, and to real estate taxes for the year 2019 and subsequent years.

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

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

AND Grantor hereby covenants with said grantee that 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, 2018.

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 as witnesses:

Natalie Jennings  
witness #1 signature

NATALIE JENNINGS  
print witness #1 name

John Tate *John Tate*  
- Seller

DAVID  
witness #2 signature

DAVID ANDREW WILKINSON  
print witness #2 name

\_\_\_\_\_  
- Seller

TOWN  
STATE OF MIDDLESEX  
COUNTY OF EVINGHAM  
COUNTY

The foregoing instrument was acknowledged before me this 9 day of MAY, 2019, by John Tate, an unmarried man who: (Notary must check applicable box)

- is personally known to me.
- produced a current \_\_\_\_\_ (state) driver's license as identification.
- produced UK PASSPORT as identification.

David Andrew Wilkinson  
Notary Public  
100 Borough Road  
Middlesbrough TS1 2HJ  
01642 247717

DAVID  
Notary Public  
DAVID ANDREW WILKINSON  
print Notary Name  
My Commission Expires: DOES NOT EXPIRE



*DAVID* 2/2