

This instrument prepared by:  
Southern Sand Title & Escrow, LLC  
5235 E County Hwy 30A, Ste 3  
Santa Rosa Beach, FL 32459  
Tax ID No: 07611-300-017 Our File:  
WAR-SS19022

**WARRANTY DEED**

THIS WARRANTY DEED, is made this 29th day of August, 2019, by and between Scott L. Pippin and BreAnn B. Pippin, as husband and wife, whose mailing address is: 1603 Sherman Avenue, Panama City, FL 32405, hereinafter "Grantor" in favor of Javina Ward and Curtis Ward, as wife and husband, whose mailing address is 918 Illinois Avenue, Lynn Haven, FL 32444, hereinafter "Grantee."

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Bay, State of Florida, to wit:

Lot 53, Cedar Creek Phase 1, a Subdivision according to the Plat thereof as recorded in Plat Book 21, page(s) 58 though 61, inclusive of the Public Records of Bay County, Florida

SUBJECT TO covenants, restrictions, easements of record, and taxes for the current year. Said property is not the homestead property of the Grantor as defined in the Constitution of the State of Florida.


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 any taxes accruing subsequent to December 31, 2018.

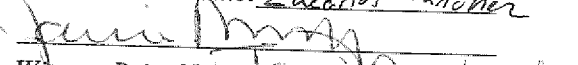
In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.


Signed Sealed and delivered in our presence:


  
Witness Print Name: SCOTT ALBERT

  
Witness Print Name: Laurie Daugherty

  
Witness Print Name: Zacarias Sanchez

  
Witness Print Name: Laurie Daugherty

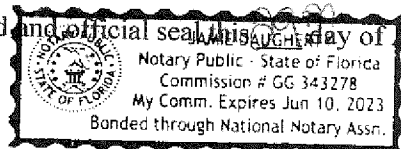
  
By: Scott L. Pippin

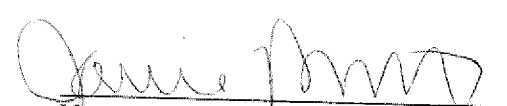
  
By: BreAnn B. Pippin

STATE OF FLORIDA  
COUNTY OF BAY

BEFORE ME, the undersigned authority, this day personally appeared Scott L. Pippin and BreAnn B. Pippin who is personally known to me, or has produced Driver License as identification and acknowledged the execution thereof to be his free act and deed for the uses and purposes therein expressed.

WITNESS my hand and official seal this 29th day of August, 2019.



  
Notary Public