

Prepared By and Return To:

McMichael & Gray, P.C.
543 Harbor Blvd. Suite 102
Destin, FL 32541

Order No.: FLA-190045-PUR

Property Appraiser's Parcel I.D. (folio) Number:
30569-124-000
6211 Thomas Drive #202, Panama City Beach, FL 32408

WARRANTY DEED

THIS WARRANTY DEED dated October 18, 2019, by Richard Matthew Trimble, a single man, and Mona L. Anderson, a single woman, whose post office address is 6205 South Lagoon Dr., Panama City Beach, Florida 32408 (the "Grantor"), to JW Recoil, LLC, a Georgia limited liability company, whose post office address is PO Box 1942, Flowery Branch, Georgia, 30542 (the "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 And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Bay, State of Florida, viz:

Unit 202 of Mariner East, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 685, Page(s) 552, of the Public Records of Bay County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Said property is the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Subject to easements, restrictions, reservations and limitations of record, if any.

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.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Richard M. Trimble
Richard Matthew Trimble

Mona L. Anderson
Mona L. Anderson

Grantor Address:
6205 South Lagoon Dr.
Panama City Beach, FL 32408

Signed, sealed and delivered in presence of:

Anthony Fenton
Witness Signature

ANTHONY FENTON
Printed Name of First Witness

Michael R. Kent
Witness Signature

Michael R. Kent
Printed Name of Second Witness

STATE OF FLORIDA
COUNTY OF *DADE*

The foregoing instrument was acknowledged before me this *18* day of *OCT*, 2019, by Richard Matthew Trimble and Mona L. Anderson who () was/were personally known to me, or () presented the following identification: *DAVE LLC*

Michael R. Kent
Notary Public
My Commission Expires: *13 APR 2022*
(SEAL)

