

THIS INSTRUMENT PREPARED BY:

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Inst. #3316747 Bk. 3427 Pg. 4371  
Page 1 of 2 Recorded: 11/7/2019 10:58 AM  
RECORDING ARTICLE V: \$8.00 RECORDING: \$10.50  
D Doc Stmp: \$3,885.00  
DEPUTY CLERK CBAKER  
JD PEACOCK II CLERK OF COURTS,  
OKALOOSA COUNTY, FLORIDA

19-0892

(The space above is provided for recording information)

**WARRANTY DEED**

THIS WARRANTY DEED made this 1<sup>st</sup> day of November, 2019, between **Philip M. Hotchkiss**, whose mailing address is 126 Equest Dr, Canton, Georgia 30115, hereinafter referred to as "grantor", and **Jeffrey T. Robinson and Cheryl K. Robinson, husband and wife**, whose mailing address is 2510 Arrow Wood Dr Se, Huntsville, Alabama 35803, 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)

**W I T N E S S E T H:**

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:

Unit 811 Of SUNRISE BEACH, A CONDOMINIUM, Together With An Undivided Interest In The Common Elements, According To The Declaration Thereof As Recorded In Official Records Book 2576, Page 241, Of The Public Records Of Bay County, Florida And As May Be Amended From Time To Time. Together With All Of Its Appurtenances According To The Declaration Of Condominium. Subject, However, To All Of The Provisions Of The Declaration Of Condominium.

Together With Limited Common Element Storage Space No. S-016 Which Is An Appurtenance To The Above Unit, Subject To The Terms, Provisions And Conditions Of The Foregoing Declaration.

Parcel Identification No. 33984-062-137

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.

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

Said property is not the homestead of the Grantor(s) under the laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

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.

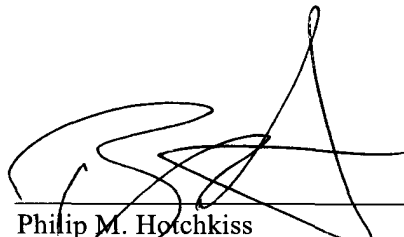
Signed, Sealed, and Delivered  
in our presence as witnesses:

  
witness #1 signature

Todd Hawtins  
print witness #1 name

  
witness #2 signature

Madison Dollar  
print witness #2 name

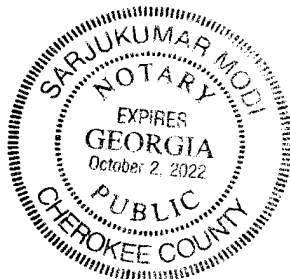
  
Philip M. Hotchkiss - Seller

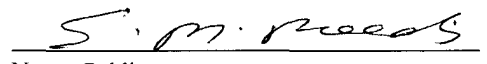
STATE OF GA  
COUNTY OF Fulton

The foregoing instrument was acknowledged before me this 30 day of Oct, 2019, by Philip M. Hotchkiss who: (Notary must check applicable box)

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

(notary seal)



  
Notary Public  
Sarjukumar Modi  
print Notary Name  
My Commission Expires: 10/2/2022