

Prepared by and Return to:
Terri Kiefer
MTI Title Insurance Agency, Inc.
1714 W. 23rd Street, Suite F
Panama City, FL 32405

-Incidental to the issuance of title insurance

Property Appraiser's Parcel ID #33830-323-000
File- MFL-2232409
Consideration Amount \$145,000.00

CORPORATE WARRANTY DEED

This Indenture, Made this January 10, 2020 between **Home Sweet Homes Inc., a Florida Corporation**, whose business address is: P O Box 16445, Panama City, FL 32406, hereinafter called the "Grantor"*, and **Gary Witham as Trustee of Trust Number 134 dated January 10, 2020, with the full power and authority to protect, conserve, sell, lease, encumber or otherwise manage and dispose of said property pursuant to Florida Statutes sections 689.071 and 689.073**, whose address is: P O Box 16445, Panama City, FL 32406, hereinafter called the "Grantee":

Witnesseth: That said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying, and being in Bay County, FL, and being further described as follows:

Lot 123, Seaclusion Beach, according to the map or plat thereof as recorded in Plat Book 15, Page 39, of the Public Records of Bay County, Florida.

MORE COMMONLY KNOWN AS:134 Seaclusion Drive, Panama City Beach, FL 32413

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*"Grantor" and "grantee" are used for singular or plural, as context requires.

The interest of the beneficiaries under said Trust is personal property. Persons dealing with Trustee are not obligated to look to the application of purchase monies. The interest of the beneficiaries is solely in the rights, proceeds and avails of Trust Property, not in the title, legal or equitable of said real estate. The liability of the Trustee under this deed and the Trust Agreement is limited to the assets of the Trust and the Trustee hereunder has no personal liability whatsoever.

Subject to easements, restrictions, and covenants of record, and real property taxes for the current year.

In Witness Whereof, the said Grantor has hereunto set the Grantor's hand and seal the day and year first above written.

Homes Sweet Homes, Inc.
By: [Signature]
Richard C. Lipscomb, President

[Signature]
Witness #1 Signature

[Signature]
Witness #2 Signature

Terri Kiefer
Witness #1 Print Name

Lisa Keeman
Witness #2 Print Name

State of Florida ; County of Bay

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this January 10, 2020 by: Richard C. Lipscomb as President of Home Sweet Homes Inc., a Florida Corporation, who is/are authorized to execute the forgoing instrument, and is/are personally known by me or who has/have produced: _____ as identification.

[Signature]
Notary Public

My Commission Expires: _____

