

After Recording Return to:

Elizabeth Harrison

South Oak Title Panama City Beach

13800 Panama City Beach Parkway, Unit 117

Panama City Beach, FL 32407

This Instrument Prepared by:

Elizabeth Harrison

South Oak Title Panama City Beach

13800 Panama City Beach Parkway, Unit 117

Panama City Beach, FL 32407

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):

30188-995-605

File No.: 20-0098

WARRANTY DEED

This Warranty Deed, Made the 7th day of February, 2020, by **Gerald J Quave Jr**, a single person, whose post office address is: **1411 Moylan Road, FL**, hereinafter called the "Grantor", to **Luther Parker**, whose post office address is: **141 Palm Grove Boulevard, Panama City Beach, FL 32408**, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Four Hundred Twenty Five Thousand Dollars and No Cents (\$425,000.00)** and other valuable considerations, receipt whereof 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, to wit:

Lot 1, in Block D, according to the plat of Palm Bay Unit Four Subdivision, as recorded in Plat Book 16, Page 1, in the Office of the Clerk of the Circuit Court of Bay County, Florida.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

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 taxes accruing subsequent to 2020, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: _____

Printed Name: _____

Elizabeth Harrison
Elizabeth Harrison

Gerald J Quave Jr
Gerald J Quave Jr

Witness Signature: _____

Printed Name: _____

Larry L. Porter
Larry L. Porter

State of Florida
County of Bay

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7th day of February, 2020 by Gerald J Quave Jr. He/She/They is/are ☐ Personally Known OR ☒ Produced D.C. as Identification.

Elizabeth Harrison
Notary Public Signature

Printed Name: Elizabeth Harrison

My Commission Expires: August 20, 2023
(SEAL)

☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

