

Prepared by and return to:

Maureen Richardson
SETCO Services, LLC
7714 Front Beach Road
Unit C
Panama City Beach, FL 32407
(850) 650-6161
File No PCB-20-1510

Documentary Stamp Taxes were collected in the amount of 1,050.00 based on the purchase price of 150,000.00.

Parcel Identification No 30159-249-000

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

STATE OF FLORIDA
COUNTY OF BAY

This indenture made the 3rd day of June, 2020 between **Danny Muse and Carolyn Muse, husband and wife**, whose post office address is **85 Azalea Trail, Carrollton, GA 30116**, Grantors, to **Bruce King, a single man**, whose post office address is **PO Box 611232, Rosemary Beach, FL 32461**, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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, Florida, to-wit:

Condominium Parcel: Unit Number: 149 EMERALD POINTE RESORT, A CONDOMINIUM, all as set forth in the Declaration of Condominium and the Exhibits annexed thereto and forming a part thereof, as recorded in Official Records Book 1939, Page 1901, amended by that Surveyor's Affidavit as recorded in Official Records Book 1914, Page 2302, and subsequent Phase Two Supplemental Declaration Condominium as recorded in Official Records Book 1957, Page 1680, all 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.

2004 CHIO Mobile Home VIN # CEOCFL12040313353 TITLE # 900722006 RP# 12185572

Said property is not the homestead property 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.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2020 and subsequent years, not yet due and payable: covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness #1

Christine R Austin

Signature:

Print name: Christine R Austin

Witness #2

Victoria Sweatt

Signature:

Print name: Victoria Sweatt

Danny Muse
Danny Muse

Carolyn Muse
Carolyn Muse

STATE OF Georgia
COUNTY OF Carroll

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 3rd day of June, 2020, by Danny Muse and Carolyn Muse, who is known to me or who has produced drivers license as photo identification.

(AFFIX NOTARY SEAL HERE)

Victoria Sweatt
Notary Public
Printed Name: Victoria Sweatt
My Commission Expires: 9-28-2020

