

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 #29102-000-000  
File- MFL-2236100  
Consideration Amount \$75,000.00

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### WARRANTY DEED

**This Indenture**, Made this **August 3, 2020**, between **Thomas C. Menger and Alissa C. Menger, husband and wife**, hereinafter called the "Grantor"\*, and, **Moose Toe, LLC as Trustee of The 1703 Deer Avenue Land Trust**, whose post office address is: , , 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 8, Block 11, LAKESIDE, as per map or plat thereof recorded in Plat Book 2, Page 42, of the Public Records of Bay County, Florida.**

Property Address: 1703 Deer Avenue, Panama City, FL 32401

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.

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

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

Thomas C. Menger  
Thomas C. Menger

Alissa C. Menger  
Alissa C. Menger

Terrri Kiefer  
Witness #1 Signature

Deborah Hunt  
Witness #2 Signature

Terrri Kiefer  
Witness #1 Print Name

Deborah Hunt  
Witness #2 Print Name

State of Florida ; County of Bay

The foregoing instrument was acknowledged before me by means of X physical presence or \_\_\_\_\_ online notarization, this August 3, 2020 by: Thomas C. Menger and Alissa C. Menger, husband and wife who is/are personally known by me or who has/have produced: DL as identification.

Terrri Kiefer  
Notary Public

My Commission Expires: \_\_\_\_\_

