

THIS INSTRUMENT PREPARED BY:  
Charles A. Costin, Esquire  
413 Williams Avenue  
Port St. Joe, Florida 32456

Parcel ID# 04647-009-000

## WARRANTY DEED

THIS WARRANTY DEED made the 3<sup>rd</sup> day of August, 2020, by

**LOIS A. WATSON**  
96153 Gravel Creek Drive  
Yulee, Florida 32097

hereinafter called the grantor, to

**AMERICA'S HOME PLACE, INC., a Georgia corporation**  
2144 Hilton Drive  
Gainesville, Georgia 30501

hereinafter called the 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)*

**WITNESSETH:** That the grantor, for and in consideration of the sum of \$10.00 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:

**Lots 3 & 4, Block 7, Unit No. 5 of Mexico Beach as per plat on file in the Office of the Clerk of Circuit Court, Bay County, Florida.**

**SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD.**

**PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR.**

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 December 31, 2019.

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:

[Signature]

Witness  
Printed Name: JUDITH RICHMANSON

[Signature]

Witness  
Printed Name: BEN D. WATSON

X Lois A. Watson  
LOIS A. WATSON

State of Florida  
County of Nassau

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 3 day of August, 2020, by **LOIS A. WATSON**, who is personally known to me or has produced FL Drivers License as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 3 day of August, 2020.



[Signature]  
Notary Public  
My Commission Expires: May 12, 2024  
Commission No.: GG 987683

**RE: WATSON/AMERICA'S**