

Prepared by and Return to:
Lisa Keeman
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 #12756-060-000
File- MFL-2236850
Consideration Amount \$200,000.00

WARRANTY DEED

This Indenture, Made this **September 3, 2020**, between **Luther J. Suttles, and wife Linette J. Suttles**, whose post office address is: 9890 Lenox St., Clermont, FL 34711, hereinafter called the "Grantor"*, and, **Carolina Daniela Hernandez, an unmarried woman**, whose post office address is: 2419 Volusia Avenue, Panama City, FL 32405, 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:

Commence at the Northwest corner of Lot 10, Block 34, Highland City; thence South along the West line of said Lot 10 a distance of 242.49 feet to the Point of Beginning; thence South 88°14'12" East for 150.02 feet to the Westerly right of way line of Volusia Avenue; thence South along said right of way line for 56.8 feet; thence North 88°14'12" West for 150.01 feet to the West line of said Lot 10; thence North along said West line of said Lot 10 for 56.8 feet to the Point of Beginning. All lying and being in Bay County, Florida.

Property Address: 2419 Volusia Avenue, Panama City, FL 32405

Said property is not the homestead of the grantor under the laws and constitution of the State of Florida in that neither grantor nor any member of the household of grantor resides thereon.

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.

[Signature]
Luther J. Suttles
[Signature]
Linette Suttles

[Signature]
Witness #1 Signature
Lisa Keeman
Witness #1 Print Name

[Signature]
Witness #2 Signature
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 27th day of August, 2020 by: Luther J. Suttles, and wife Linette J. Suttles who is/are personally known by me or who has/have produced: DL as identification.

[Signature]
Notary Public

My Commission Expires: _____



LISA KEEMAN
Commission # GG 359026
Expires August 25, 2023
Bonded Thru Budget Notary Services