

Prepared by:
Kacie Larock, Esq.
Rodgers-Kiefer Title
327 S. Co. Hwy. 393, Unit 202
Santa Rosa Beach, Florida 32459

File Number: 20-0573

General Warranty Deed

THIS WARRANTY DEED made this December 31, 2020 A.D. by **Paul J. Canter, a single man**, whose post office address is: 3163 Arrowhead Dr., Gainesville, Georgia 30506, and **Matthew H. Sosebee, a married man**, whose post office address is: 7970 Waldrip Rd., Gainesville, Georgia 30506, hereinafter called the Grantor, to **Joshua W. Ray and Heather M. Dockery, husband and wife**, whose post office address is: 3692 Spring Street, Atlanta, Georgia 30341-2021, hereinafter called the Grantee:

(Whenever 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 Ten Dollars, (\$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, viz:

Lot C1-10, according to the Plat of WILD HERON PHASE I, as recorded in Plat Book 18, Pages 46 through 52, in the Office of the Clerk of the Circuit Court of Bay County, Florida.

Parcel ID Number: **35271-199-000**

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 members of the household of Grantor reside thereon.

Subject to zoning and other regulatory laws and ordinances affecting the land; easements, rights of way, reservations and covenants of record, if any.

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.

As to Paul J. Canter:

Signed, sealed and delivered in our presence:

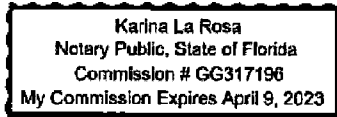
Suzanne Coyle
Witness Signature
Witness Printed Name: Suzanne Coyle

Paul J. Canter (Seal)
Paul J. Canter

Karina La Rosa
Witness Signature
Witness Printed Name: Karina La Rosa

State of Florida
County of Collier

The foregoing instrument was acknowledged before me by means of () physical presence or (X) online notarization, this 30th day of December, 2020, by Paul J. Canter, who () is personally known to me or who (X) has produced a Driver's License as identification.



Karina La Rosa
Notary Public
Print Name: Karina La Rosa

My Commission Expires: 04/09/2023

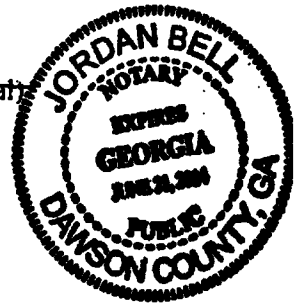
In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

As to Matthew H. Sosebee:

Signed, sealed and delivered in our presence:

Natalie Gravitt
Witness Signature
Witness Printed Name: Natalie Gravitt

Matthew H. Sosebee (Seal)
Matthew H. Sosebee



Jordan Bell
Witness Signature
Witness Printed Name: Jordan Bell

State of Georgia
County of DAWSON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7th day of December, 2020, by Matthew H. Sosebee, who is personally known to me or who has produced Drivers License as identification.

Jordan Bell
Notary Public
Print Name: Jordan Bell

My Commission Expires: June 21, 2024