

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-21-3171

Parcel Identification No 10028-000-000

Documentary Stamp Taxes were collected in the amount of 1,015.00 based on the purchase price of 145,000.00.

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## WARRANTY DEED

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

STATE OF FLORIDA  
COUNTY OF BAY

**This indenture** made the **11th day of June, 2021** between **Ruth A. Armendariz, N/K/A Ruth O. Sullivan, a single woman**, whose post office address is **126 Gregory Ln, Maynardville, TN 37807**, Grantor, to **Ashley Elizabeth Tolbert, a single woman**, whose post office address is **1504 Vermont Avenue, Lynn Haven, FL 32444**, Grantee:

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

Lots 6 and 7, Block 211, Lynn Haven, according to the plat thereof, as recorded in Plat Book 5, Page 9, of the Public Records of Bay County, Florida.

**The property is the homestead of the Grantor.**

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

**Subject to** taxes for 2021 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** Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Witness #1

Carolyn D Hart  
Signature:

Print name: Carolyn D. Hart

Witness #2

Rebecca L Bishop  
Signature:

Print name: Rebecca L Bishop

Ruth A. Armendariz  
Ruth A. Armendariz, N/K/A Ruth O. Sullivan

STATE OF Tennessee  
COUNTY OF Knox

The foregoing instrument was acknowledged before me by means of ( ) physical presence or ( ) online notarization this 14 day of June, 2021, by Ruth A. Armendariz, N/K/A Ruth O. Sullivan, who is known to me or who has produced Florida DL as photo identification.

(AFFIX NOTARY SEAL HERE)

Susan Reynolds  
Notary Public  
Printed Name: Susan Reynolds  
My Commission Expires: 6/6/23

