



THIS INSTRUMENT PREPARED BY

Christie L. Marshall

GULLETT TITLE OF INTERLACHEN, INC.

1121 STATE ROAD 20

INTERLACHEN, FL 32148

Our File No.: **I20788**

Property Appraisers Parcel Identification (Folio) Number: **07400-659-000**

[SPACE ABOVE THIS LINE FOR RECORDING DATA]

WARRANTY DEED

THIS WARRANTY DEED, made the **19th** day of **April, 2022** by **MICHAEL A. PHILLIPS and ROBYN PHILLIPS f/k/a ROBYN STUDER, husband and wife**, whose post office address is 89 Willow Dell Dr., Senoia, GA 30276 herein called the Grantors, to **LAND SUPPLIER, LLC., a Delaware Limited Liability Company**, whose post office address is 6925 Bonner Ave., Clearwater, FL 33761, 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 Grantors, for and in consideration of the sum of Ten (\$10.00) Dollars, 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, State of Florida, viz.:

Lot 2042 of Sandy Creek Ranch and Country Club Phase Two, according to the Plat thereof as recorded in Plat Book 14, Pages 35 through 38, of the Public Records of Bay County, Florida.

a/k/a 11810 Raintree Dr., Panama City, FL 32404

SUBJECT TO any and all easements, restrictions and reservations of record and taxes for the year 2022 and thereafter.

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 Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2021.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Crystal Bryan
Witness #1 Signature

Crystal Bryan
Witness #1 Printed Name

Susan Gundy
Witness #2 Signature

Susan Gundy
Witness #2 Printed Name

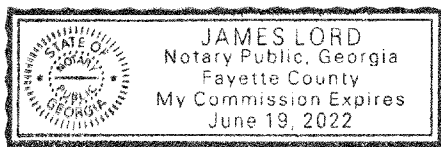
Michael A. Phillips
MICHAEL A. PHILLIPS

Robyn Phillips
ROBYN PHILLIPS

STATE OF Georgia
COUNTY OF Fayette

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 11 day of April, 2022 by MICHAEL A. PHILLIPS and ROBYN PHILLIPS who are personally known to me or have produced Driver's Licenses as identification.

{SEAL}



My commission expires: 06/19/2022

James Lord
Notary Public
James Lord
Printed Notary Name