

Prepared by and Return to:  
Allison Carter  
MTI Title Insurance Agency, Inc.  
11501 Hutchison Blvd., Suite 107  
Panama City Beach, FL 32407

-Incidental to the issuance of title insurance

Property Appraiser's Parcel ID #30159-211-000  
File- MFL-2263735  
Consideration Amount \$165,000.00

### WARRANTY DEED

**This Indenture**, Made this **June 20, 2023**, between **Nicholas Arthur Hutchison and Lena M Hutchison, husband and wife**, whose post office address is: 1219 Thomas Drive, Unit 111, Panama City Beach, FL 32408, hereinafter called the "Grantor"\*, and, **Dennis Trotter**, whose post office address is: 2104 Avensong Lane, Panama City Beach, FL 32408, 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:

**Condominium Parcel: Unit Number: 111**

**Emerald Pointe Resort, a Condominium, all as set forth in the Declaration of Condominium and the Exhibits annexed thereto and forming a part thereof, as recorded in Official Records Book 1939, Page 1901, amended by that Surveyor's Affidavit as recorded in Official Records Book 1941, Page 2302, and subsequent Phase Two Supplemental Declaration Condominium as recorded in Official Records Book 1957, Page 1680, all of the Public Records of Bay County, Florida, and as may be amended from time to time. Together with all of its appurtenances according to the Declaration of Condominium.**

Property Address: 1219 Thomas Drive, Unit 111, Panama City, FL 32408

**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.

*Nicholas Arthur Hutchison*  
Nicholas Arthur Hutchison

*Lena M. Hutchison*  
Lena M Hutchison

*Allison Carter*  
Witness #1 Signature

ALLISON CARTER  
Witness #1 Print Name

*Violet S. Monca*  
Witness #2 Signature

Violet S Monca  
Witness #2 Print Name

State of Florida ; County of Bay

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this June 20, 2023 by: Nicholas Arthur Hutchison and Lena M Hutchison, husband and wife who is/are personally known by me or who has/have produced: Drivers License as identification.

*Allison Carter*  
Notary Public

My Commission Expires: \_\_\_\_\_

