

.. OFFICIAL RECORDS ..  
BK 1136 PG 127

SPECIAL WARRANTY DEED

THIS INDENTURE made May 11, 1988

between SURF CLASSIC COMPANY, INC., a corporation existing under  
the laws of Florida, hereinafter called "Grantor" and

LEON E. WILLIAMS AND WIFE, JUDITH A. WILLIAMS

whose post office address is 1215 Cherokee Court  
Silverdale, GA 30296

Documentary Tax Pd. \$ 10.00

Intangible Tax Pd. \$

Record dated, 05/11/88

by LA

hereinafter called "Grantee",

WITNESSETH:

That said Grantor for and in consideration of the sum of  
Ten Dollars (\$10.00) and other good and valuable consideration  
to said Grantor in hand paid by said Grantee, the receipt of  
which is hereby acknowledged, has granted, bargained and sold  
to the said Grantee, and Grantee's heirs and assigns, forever,  
the following described lands, situate, lying and being in Bay  
County, Florida, to-wit:

CONDOMINIUM PARCEL: Unit No. 908

THE COMMODORE, A CONDOMINIUM, all as set forth in the  
Declaration of Condominium and the Exhibits annexed  
thereto and forming a part thereof, recorded in Official  
Records Book 1026, at Page 19, and amendment recorded  
in Official Records Book 1047, Page 1761 of the Public  
Records of Bay County, Florida.

Together with all of its appurtenances according to  
the Declaration of Condominium. Subject, however,  
to all of the provisions of the Declaration of Condo-  
minium, and the Grantee assumes and agrees to observe and  
perform all obligations imposed on said Grantee under  
the Declaration, including but not limited to the  
payment of assessments for the maintenance and operation  
of the unit and condominium.

And subject to easements, reservations, restrictions  
of record and taxes for the current and subsequent  
years; reservation of oil, gas and mineral rights by  
the State of Florida, less and except all of the rights  
of entry and excavation arising out of said reservation;  
and the Sewer Agreement recorded in Official Records  
Book 789, Page 619, and assignments thereof.

TO HAVE AND TO HOLD, the same unto Grantee in fee simple.

AND THE SAID GRANTOR does hereby covenant with the Grantee  
that, except as above noted, at the time of delivery of this  
Deed, the premises were free from all encumbrances made by Grantor.

AND EXCEPT AS PROVIDED ABOVE, GRANTOR warrants title to said land and will defend the same against lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed the day and year first above written.

Signed, sealed and delivered in our presence:

SURF CLASSIC COMPANY, INC.,  
a corporation existing under  
the laws of Florida

BY: John P. Lomenzo, President

STATE OF FLORIDA

COUNTY OF BAY

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, John P. Lomenzo, President of SURF CLASSIC COMPANY, INC., a corporation existing under the laws of Florida, and he acknowledged before me that he had executed the foregoing instrument freely and voluntarily for the purposes herein expressed.

WITNESS my hand and official seal at Panama City, County of Bay, State of Florida, on the \_\_\_\_\_ day of \_\_\_\_\_, 198\_\_\_\_\_.

(Notary Seal)

My Commission Expires:

Notary Public

THIS DOCUMENT PREPARED BY:  
Bob Blue, Jr.  
Attorney at Law  
Post Office Box 70  
Panama City, Florida 32402

FILED 1986-06-23 17 PM  
TAMPA-HAZARD, CLERK