

K0703B
DOWNS
CWAY

GRANTEES SOC. SEC. #
PARCEL I.D. #

WARRANTY DEED
FROM CORPORATION

.. OFFICIAL RECORDS ..
BK 1229 PG 233

FILE# 89-15934
BAY COUNTY, FLORIDA

This Warranty Deed Made the 26th day of April A. D. 19 89 by
Duval Federal Savings and Loan Association
a corporation existing under the laws of Florida and having its principal place of business at
Kenneth Robert Downs and wife, Somchit Downs
hereinafter called the grantor, to

whose post office address is
hereinafter called the grantee:

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable
considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell and
convey unto the grantee, including the heirs, legal representatives and assigns of individuals and the suc-
cessors and assigns of corporations as the case may be, all that certain land situate in Bay County, Florida,
viz:

Lot 20, Block "E" Pine Crest Addition to Callaway as recorded in Plat Book 13,
Page 73 in the Public Records of Bay County, Florida.

This instrument was prepared by:

Dulene Escambia
An Officer of
Lawyers Title Agency of Bay And
Escambia Counties, Inc.
For Purposes of Title Insurance
File # K0703B

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee
simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully war-
rants 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 and assessments for the year 1989; Subject
to Easement recorded in Bay County Official Records Book 857, page 276; Reservations
recorded in Bay County Official Records Book 831, page 447; Restrictions recorded
in Bay County Deed Book 93, page 398 and Restrictions recorded in Bay County
Official Records Book 857, page 352 to the extent the same are valid or enforceable.

In Witness Whereof the grantor has caused these presents to
be executed in its name, and its corporate seal to be hereunto affixed, by its
proper officer thereunto duly authorized, the day and year first above
written.

Signed, sealed and delivered in the presence of:

DUVAL FEDERAL SAVINGS AND LOAN ASSOCIATION

Dulene Escambia
Rebecca Jones

By B. J. Jones, Vice-President

STATE OF Florida
COUNTY OF Duval

I HEREBY CERTIFY that on this 26 day of April
A. D. 1989, before me personally appeared
B. J. Jones, Vice

President of Duval Federal Savings & Loan Association
corporation under the laws of Florida, to me known to be the
person who signed the foregoing instrument as such officer and acknowl-
edged the execution thereof to be his free act and deed as such officer
for the uses and purposes therein mentioned and that he affixed thereto
the official seal of said corporation, and that the said instrument is the
act and deed of said corporation.

WITNESS my hand and official seal in the above County and State
the day and year last aforesaid.

My commission expires

Harold Bazzel
NOTARY PUBLIC, STATE OF FLORIDA.
MY COMMISSION EXPIRES: MAR. 23, 1992.
I AM NOT A NOTARY PUBLIC UNDERWRITER.

SPACE BELOW FOR RECORDERS USE

Documentary Tax Pd. \$ 268.95

Intangible Tax Pd. \$

Harold Bazzel, Clerk, Bay County

By: BK D. C.

RCD: MAY 5 1989 @ 2:39 PM
HAROLD BAZZEL, CLERK