

Return to: (enclose self-addressed stamped envelope)

Name: **Lawyers Title Ins Corp oper as Lawyers Title Agency**

Address: **2027 Thomas Drive
Panama City Beach, Florida 32408**

This Instrument Prepared by: **Mary R. Powell -
PC-05-12333**

Address: **Lawyers Title Ins Corp oper as Lawyers Title Agency
2027 Thomas Drive
Panama City Beach, FL 32408**

Property Appraisers Parcel Identification (Folio) Number(s):
30402-000-000

Grantee(s) S.S. #(s):

_____SPACE ABOVE THIS LINE FOR PROCESSING DATA _____SPACE ABOVE THIS LINE FOR RECORDING DATA _____

Warranty Deed
(CORPORATION)

STATE OF FLORIDA
COUNTY OF **Bay**

(Statutory - Sec. 689.02 F.S.)

KNOW ALL MEN BY THESE PRESENTS: That the **Sun Vista, Inc.**

a **State of Florida** corporation, Grantor*,
whose post office address is: **117 Beachwood Drive, Panama City Beach, Florida 32413**

for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, has bargained, sold, conveyed and granted unto **King Properties and Investments, Inc.**

Grantee*,
whose post office address is: **2083 Hwy 92S, Fayetteville, Georgia 30215**

grantee's heirs, executors, administrators and assigns, forever, the following described property, situate, lying and being in the County of **Bay**, State of Florida, to-wit:

DESCRIPTION: PARCEL 4 (NEWLY CREATED)

A PARCEL OF LAND BEING A PORTION OF LOT(S) 1 AND 2, BLOCK 16, BEL AIR SUBDIVISION AS RECORDED IN PLAT BOOK 8, PAGE 27A IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF BAY COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWESTERLY CORNER OF SAID LOT 1, BLOCK 16; THENCE NORTH 35 DEGREES 39 MINUTES 35 SECONDS EAST ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COBIA STREET (50 FOOT R/W) 90.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE NORTH 35 DEGREES 39 MINUTES 35 SECONDS EAST, 30.00 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 1, BLOCK 16; SAID POINT BEING AT THE INTERSECTION OF SAID COBIA STREET AND THOMAS DRIVE (STATE HIGHWAY NO. 392 100 FOOT R/W); THENCE SOUTH 52 DEGREES 04 MINUTES 25 SECONDS EAST ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID THOMAS DRIVE 100.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 2, BLOCK 16; THENCE SOUTH 35 DEGREES 39 MINUTES 35 SECONDS WEST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 2, BLOCK 16, 30.00 FEET; THENCE DEPARTING SAID SOUTHEASTERLY LINE; RUN NORTH 52 DEGREES 04 MINUTES 25 SECONDS WEST, 100.00 FEET TO THE POINT OF BEGINNING.

and said grantor does fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

**Wherever used herein, the term "grantee/grantor" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders.*

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on

March 17, 2005

Attest: Mary K. Elgee
Mary K. Elgee Secretary
~~Mary R. Powell~~

Signed, sealed and delivered
in the presence of:

Mary R. Powell
Mary R. Powell

Christopher Elgee

Sun Vista, Inc.

By: Christopher Elgee President

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF Bay

The foregoing instrument was acknowledged before me this 17th day of March 2005 by
Christopher Elgee, President Sun Vista, Inc. and Mary K. Elgee
Secretary, Sun Vista, Inc.
who is personally known to me or who has produced drivers license

as identification.

My Commission expires:

(Seal)

Mary R. Powell
Mary R. Powell Notary Public

