

Prepared by and Return To:
Burke, Blue, Hutchison & Walters, P.A.
221 McKenzie Avenue
Panama City, FL 32401

File No. **M419-II-1605**

Parcel ID #: **34904-000-000**

SPECIAL WARRANTY DEED

THIS INDENTURE made this **23rd** day of **June, 2006**, between **Majestic Beach Towers Developement, L.L.C.**, a Florida limited liability company, whose post office address is: **2140 11th Avenue South, Suite 405, Birmingham, AL 35205**, Grantor*, and **Robert C. Cleveland and Valerie L. Cleveland**, husband and wife, whose post office address is: **7579 Old St. Augustine Road, Tallahassee, FL 32311**, Grantee*.

WITNESSETH, That Grantor, for and in consideration of the sum of ten and 00/100ths dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee and Grantee's heirs and assigns forever the following described land, to-wit:

Condominium Unit: 1605

Majestic Beach Tower II, A Condominium, all as set forth in the Declaration of Condominium and the Exhibits attached thereto and forming a part thereof, as recorded in Official Records Book 2743, Page 949, 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. Subject, however, to all of the provisions of the Declaration of Condominium.

Subject to easements, restrictions and covenants of record and taxes for the current year, but mention herein does not serve to reimpose same.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

And Grantor warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Sherril W. Richardson

SHERRIL W. RICHARDSON

Witness (Please Print Name)

Betty Miller

Brittany Millard

Witness (Please Print Name)

State of **Florida**
County of **Bay**

The foregoing instrument was acknowledge before me this 23rd day of June, 2006

by **James H. Lewis, Managing Member of Majestic Beach Towers Development, L.L.C., a Florida limited liability company on behalf of the company who:**

☒ is personally known to me.

☐ produced _____ as identification.

Sherril W. Richardson

Notary Public

My Commission Expires: _____

**Majestic Beach Towers
Development, L.L.C., a Florida
limited liability company**

James H. Lewis, Managing Member

(CORPORATE SEAL)

