

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Atlantic Coast Title, LLC
10 Fairway Drive
Deerfield Beach, Florida 33441
Property Appraisers Parcel Identification (Folio) Numbers:

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 19th day of December, 2006 by Pearson Outdoor Promotion, Inc, Todd Woodruff Vice President whose address is Route 1 Box 3255 2/19/06 Ray City GA 31605 herein called the grantor, to AGS Properties, LLC, whose post office address is 102 NE 20th Ave Raleigh, NC 27601 hereinafter called the Grantee:
(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in BAY County, State of Florida, viz.:

Condominium Unit No. 202, of Vista Del Mar III, a Condominium, according to the Declaration thereof, as recorded in Official Records Book 2679, at Page 2024, of the Public Records of Bay County, Florida.

Subject to easements, restrictions and reservations of record and to taxes for the year 2003 and thereafter.


TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

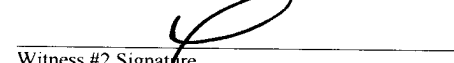
AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2002.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:


Witness #1 Signature

Steve Balkcom
Witness #1 Printed Name

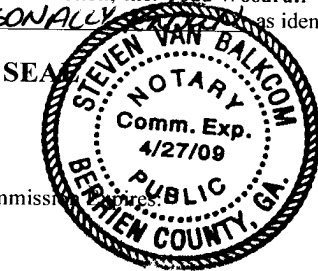

Witness #2 Signature

Alan Nathan
Witness #2 Printed Name

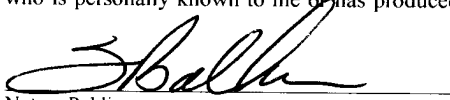

Pearson Outdoor Promotion, Inc. Todd Woodruff
Vice President

STATE OF ~~FLORIDA~~ GA
COUNTY OF ~~BAY~~ BERGEN

The foregoing instrument was acknowledged before me this 19th day of December, 2006 by Pearson Outdoor Promotion, Inc. Todd Woodruff Vice President who is personally known to me or has produced PERSONALLY as identification.



My Commission Expires:


Notary Public
Steve Balkcom
Printed Notary Name