

THIS INSTRUMENT PREPARED BY AND RETURN TO:

William J. Anderson, P.A.
333 N. New River Dr. East
Ft. Lauderdale, Fl 33301
Property Appraisers Parcel Identification (Folio) Numbers: 34417-205-022

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 22nd day of December, 2006 by AGS Properties, LLC , Alan Nathan, Managing member whose address is 9858 Glades Road, Ste 112, Boca Raton, Florida 33434 herein called the grantor, to Alexander Shlyakhov, a married man , whose post office address is 13412 Front Beach Rd., Unit 202, Panama City Beach, FL 32408, 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 Declartion 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 2005 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

Tammy Gisclair

Witness #1 Printed Name

Karen Mignone

Witness #2 Signature

Karen Mignone

Witness #2 Printed Name

AGS Properties, LLC Alan Nathan, Managing

STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me this 22nd day of December, 2006 by AGS Properties, LLC Alan Nathan, Managing who is personally known to me or has produced drivers license as identification.

SEAL

My Commission Expires
TAMMY GISCLAIR
MY COMMISSION #DD402479
EXPIRES: MAR 03, 2009
Bonded through 1st State Insurance

Notary Public
Tammy Gisclair
Printed Notary Name