

Prepared by/return to:

Flora Thompson
Assistant District Counsel
U. S. Army Corps of Engineers
Post Office Box 2288
Mobile, Alabama 36628
(251) 690-3295

STATE OF FLORIDA

U.S. ARMY RESERVE CENTER
PANAMA CITY, FLORIDA

COUNTY OF BAY

TRACT NO. 101

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **JAMES W. MAULDEN and L. GARY SEYMOUR**, married men conveying their non-homestead property, hereinafter referred to as the Grantors, for and in consideration of the sum of ONE MILLION FIFTY THOUSAND DOLLARS (\$1,050,000.00), the receipt and sufficiency of which are hereby acknowledged, do hereby GRANT, BARGAIN, SELL, WARRANT, REMISE, RELEASE, CONVEY and CONFIRM unto the **UNITED STATES OF AMERICA** and its assigns, hereinafter referred to as the GRANTEE, whose address and telephone number are c/o United States Army Corps of Engineers, Post Office Box 2288, Mobile, Alabama 36628-0001, (251) 690-3295, the following described real property situate in Bay County, Florida:

TRACT 101

All that tract or parcel of land lying in the NE¹/₄ of Section 30, Township 1 South, Range 14 West, Tallahassee Meridian, Bay County, Florida, more particularly described as follows:

Commencing at the intersection of the south line of the NE¹/₄ of said Section 30 with the northeastern right-of-way line of Florida State Road No. 77 (100-foot right-of-way);

*Thence N 24° 35' 11" W along the northeastern right-of-way line of said road a distance of 1373.21 feet to a $\frac{5}{8}$ " iron rod and cap stamped "9" which is at plane coordinate position North 502,688.26 feet and East 1,596,917.65 feet, based on Lambert Conformal Projection, Florida North Zone, NAD '83 and the **POINT OF BEGINNING**;*

Thence continue N 24° 35' 11" W along the northeastern right-of-way line of said road a distance of 297.39 feet to a $\frac{5}{8}$ " iron rod and cap stamped "10";

Thence continue N 24° 35' 11" W along the northeastern right-of-way line of said road a distance of 297.40 feet to a 4 x 4 concrete monument;

Thence Northwesterly along the northeastern right-of-way line of said road, which is along a curve to the left with a radius of 5768.67 feet, a delta angle of 01° 45' 20", an arc distance of 176.77 feet, the chord of which bears N 25° 29' 06" W a distance of 176.76 feet to a $\frac{5}{8}$ " iron rod and cap stamped "1";

Thence S 89° 35' 39" E a distance of 251.69 feet to a $\frac{5}{8}$ " iron rod and cap stamped "2";

Thence S 88° 13' 24" E a distance of 337.80 feet to a $\frac{5}{8}$ " iron rod and cap stamped "3";

Thence continue S 88° 13' 24" E a distance of 337.79 feet to a $\frac{5}{8}$ " iron rod and cap stamped "4" which is on the western boundary of a tract of land, now or formerly, owned by American Tower Management, Inc. as shown in Official Records Book 1941, page 2387;

Thence S 01° 47' 24" W along the western boundary of said American Tower Management, Inc. tract a distance of 282.73 feet to a 4 x 4 concrete monument stamped "LB 2372" which is at the southwest corner of said American Tower Management, Inc. tract and at a corner of a tract of land, now or formerly, owned by GAC Contractors, Inc.;

Thence continue S 01° 47' 24" W along the west boundary of said GAC Contractors tract a distance of 217.20 feet to a $\frac{5}{8}$ " iron rod and cap stamped "6" which is at a corner of said GAC Contractors tract;

Thence N 88° 38' 57" W along the north boundary of said GAC Contractors tract a distance of 231.44 feet to a $\frac{5}{8}$ " iron rod and cap stamped "7";

Thence S 24° 38' 34" E along the western boundary of said GAC Contractors tract a distance of 18.15 feet to a $\frac{5}{8}$ " iron rod and cap stamped "8";

Thence S 65° 21' 26" W a distance of 400.45 feet, more or less, to the point of beginning.

Containing 10.31 acres, more or less, and being substantially the same land described in a deed to L. Gary Seymour and James W. Maulden from L. Gary Seymour, dated 11 January 2011 and recorded in Official Records Book 3296, pages 490 and 491 and a part of the same land described in a deed to James W. Maulden and L. Gary Seymour from James W. Maulden, dated 11 January 2011 and recorded in Official Records Book 3296, pages 488 and 489 of the records in the Office of the Clerk of the Circuit Court of Bay County, Florida and designated as Tract 101 of the United States Army Reserve Center No. 2, Panama City, Florida, Military Reservation. This property is acquired on behalf of the United States Army.

Together with the buildings and improvements thereon and all rights, hereditaments, easements and appurtenances thereunto belonging. The above described property is conveyed subject to existing easements for public roads and highways, public utilities, railroads and pipelines as well as any and all oil, gas, and mineral rights outstanding in third parties. The land described herein is not the homestead of the Grantors, and neither the Grantors nor the Grantors spouses, nor anyone for whose support the Grantors are responsible, resides on or adjacent to said land.

And for the same consideration, the Grantors do hereby remise, release and quitclaim unto the said UNITED STATES OF AMERICA and its assigns all right, title and interest which the Grantors may have in the banks, beds, and waters of any streams bordering the said land herein conveyed, and also all interest in alleys, roads, streets, ways, strips, gores or railroad rights-of way abutting or adjoining said land.

And said Grantors, for themselves, their heirs, personal representatives, administrators, successors, and assigns, does hereby covenant with the said UNITED STATES OF AMERICA and its assigns, that they are seized of an indefeasible estate in fee simple in and to said above-described property, that it is free from all liens and encumbrances, that they are in quiet and peaceable possession of said property, and have a good and lawful right to sell and convey same, and that they will forever warrant and

defend the title to the same and the possession thereof unto the UNITED STATES OF AMERICA and its assigns against the lawful claims and demands of all persons, whomsoever.

TO HAVE AND TO HOLD the above-described property unto the said UNITED STATES OF AMERICA and its assigns in fee simple forever.

IN WITNESS WHEREOF, the Grantors have signed and sealed these presents on this the 19th day of April, 2012.

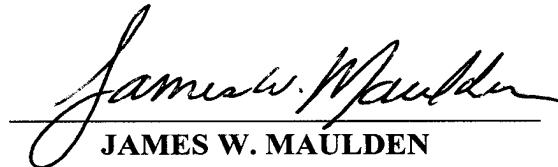
Signed in the presence of the following witnesses:

Signature: Darlene C. Robinson

Print name: Darlene C. Robinson

Signature: Flora Thompson

Print name: Flora Thompson


JAMES W. MAULDEN
2704 Maulden Road
Southport, Florida 32409

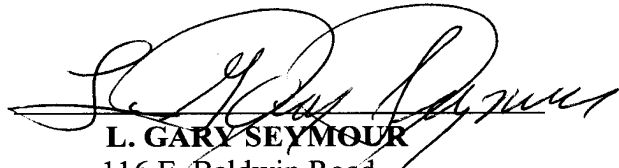
Signed in the presence of the following witnesses:

Signature: Darlene C. Robinson

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Print name: Flora Thompson

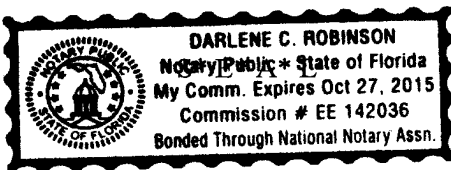

L. GARY SEYMOUR
116 E. Baldwin Road
Panama City, Florida 32405

STATE OF FLORIDA

COUNTY OF BAY

ACKNOWLEDGEMENT

I am a Notary Public for the State of Florida, and my commission expires on
Oct. 27, 2015. This Warranty Deed was acknowledged before me on April 19, 2012 by
JAMES W. MAULDEN, who is [☒] personally known to me to me or [☐] produced a Driver's
 License as identification.



Signature: _____

Darlene C. Robinson

Notary Public

Print Name: _____

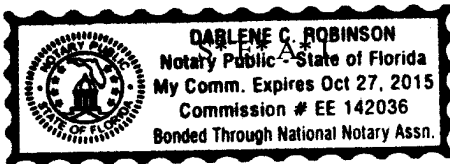
Darlene C. Robinson

STATE OF FLORIDA

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 License as identification.



Signature: _____

Darlene C. Robinson

Notary Public

Print Name: _____

Darlene C. Robinson