

OFFICIAL RECORDS \*\*  
BK 1172 PG 1081

This Instrument Prepared by:  
*Cindy A. Crew*  
An Officer of  
BAY COUNTY LAND & ABSTRACT CO., INC.  
For Purposes of Title Insurance  
BCL#803-94446 rh

# This Indenture,

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates)

Made this 22nd day of February 1988 Between

MARK E. NEUBAUER and wife, PEGGY NEUBAUER

of the County of Bay, State of Florida, grantor, and  
MARK ANDERSON

whose post-office address is 44 Country Club Drive, Panama City, Florida 32404, grantee,  
of the County of Bay, State of Florida

Witnesseth: That said grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in Bay County, Florida, to-wit:

Lot 44, in Block "F", according to the plat of Sandy Creek Ranch and Country Club Phase I, as recorded in Plat Book 14, Page 4, in the Office of the Clerk of the Circuit Court of Bay County, Florida.

THIS CONVEYANCE MADE SUBJECT TO Mortgage in the original principal amount of \$90,000.00 given by Mark E. Neubauer and wife, Peggy Neubauer to First Federal Savings and Loan Association of Panama City, Florida, dated August 12, 1983, filed August 25, 1983 and recorded in Official Records Book 944, Page 1593; modified by an instrument recorded in Official Records Book 968, Page 1635 and Mortgage in the original principal amount of \$31,500.00 given by Mark E. Neubauer and wife, Peggy Neubauer to First Federal Savings and Loan Association of Panama City, dated January 18, 1984, filed January 20, 1984 and recorded in Official Records Book 961, Page 1195; modified by an instrument recorded in Official Records Book 968, Page 1635 and the grantee does hereby assume and agree to pay all the unpaid portion of said mortgage indebtedness, and all sums of money agreed to be paid by the mortgagor in said mortgage, and assumes and agrees to perform all obligations and liabilities of the mortgagor as set forth in said mortgage.

Subject to easements and restrictions of record, if any, which are specifically not extended or reimposed hereby.

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

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.  
Signed, sealed and delivered in our presence:

*Laura A. Clark*  
*Mary L. Schreffers*

*Mark E. Neubauer* (Seal)  
Mark E. Neubauer  
*Peggy Neubauer* (Seal)  
Peggy Neubauer

Documentary Tax Pd. \$ 693.<sup>00</sup> (Seal)

Intangible Tax Pd. \$ (Seal)

Harold Bazzel, Clerk, Bay County (Seal)

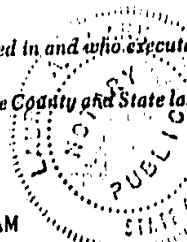
By: *RK* D. C.

STATE OF FLORIDA  
COUNTY OF BAY

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared  
MARK E. NEUBAUER and wife, PEGGY NEUBAUER

to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me the execution of same.

WITNESS my hand and official seal in the County and State last aforesaid this 22nd day of February, 1988



*Laura A. Clark*  
Notary Public

Notary Public, State of Florida

My commission expires: July 2, 1988

RCD: MAR 1 1988 @ 10:24 AM  
HAROLD BAZZEL, CLERK