

THIS INSTRUMENT PREPARED BY:
Charles A. Costin, Esquire
413 Williams Avenue
Port St. Joe, Florida 32456
Parcel ID# 04173-010-000

FILE# 98-017297
BAY COUNTY, FLORIDA
DEED DOC STAMPS 1120.00
04/02/98 DW Deputy Clk
** OFFICIAL RECORDS **
BOOK: 1782 PAGE: 2374

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made the 27th day of March, 1998, by **A. JANE MAHLER**, whose address is 409 S. Palo Alto,
Panama City, Florida 32401, hereinafter called the Grantor, to

JAMES D. MAHLER, (SS# _____), whose address is 623 S. Berthe, Callaway, Florida, 32404, 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 \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all of grantor's undivided one-half interest in the subject property as tenant in common with grantee as established by that certain Final Judgment in Bay County Circuit Civil Case No. 89-3892 dated June 25, 1991, nunc pro tunc March 20, 1991, in that certain land situate, lying and being in Bay County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE.

THIS IS NOT THE HOMESTEAD OF THE GRANTOR.

The purpose of this deed is to memorialize the conveyance of all of grantor's interest in the above-described property to grantee by that certain Order Modifying Final Judgment of Dissolution of Marriage dated January 14, 1998, in Bay County, Florida, Circuit Civil Case No. 89-3892.

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

TO HAVE AND TO HOLD, the premises together with all of the rights, hereditary property, ways, and appurtenances belonging or at all appertaining to the premises, to the Grantee above named, Grantee's heirs, successors, and assigns forever.

Grantor covenants that the premises are free from all encumbrances made individually by grantor, and grantor does hereby bind grantor and grantor's heirs, successors, and assigns to warrant and forever defend the title to the property to the grantee above named and grantee's heirs, successors, and assigns, against every person lawfully claiming the property, or any part thereof, by, through, or under the grantor, except ad valorem taxes whenever accrued or accruing and any obligations and encumbrances made jointly by grantor and grantee, but not otherwise.

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

Signed, sealed and delivered
in our presence:

Holly Atkins
Witness Holly Atkins
Denise Strickland
Witness Denise Strickland

A. Jane Mahler
A. JANE MAHLER

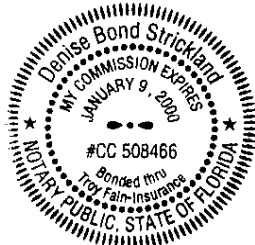
State of Florida
County of Duval

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I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared A. JANE MAHLER, who produced the following identification: PERSONALLY KNOWN TO ME, to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 27th day of March, 1998.

Denise Bond Strickland
Notary Public
My Commission Expires:



The "Fox" lot, described as:

Commencing at the Southeast Corner of Northwest Quarter of Southeast Quarter of Section 24, Township 6 South, Range 12 West; thence North 1 degree 03 minutes West 374.21 feet for the Point of Beginning; thence South 89 degrees 26 minutes 05 seconds West 464.53 feet; thence North 1 degree 16 minutes 15 seconds West 12.50 feet; thence North 89 degrees 26 minutes 05 seconds East 220.43 feet; thence North 1 degree 03 minutes West 271.10 feet; thence North 69 degrees 46 minutes 45 seconds East 258.46 feet; thence South 1 degree 03 minutes East 370.54 feet to the Point of Beginning.

and

"Rustic Sands Resort Campgrounds", described as :

Commencing at an iron pipe N 1°03' W 180 feet from the SE corner of NW 1/4 of SE 1/4 of Section 24, T6S, R12W; thence continue N 1°03' W 564.75 feet for the POB; thence S 69°46'45" W 258.46 feet; thence S 1°03'00" E 271.10 feet; thence S 89°26'05" W 220.43 feet; thence S 1°16'15" E 401.37 feet to the point of curvature of a curve concave Northeasterly having a central angle of 27°02'00" and a radius of 302.00 feet; thence Southeasterly along the arc of said curve 142.49 feet to the point of reverse curvature with a curve concave Westerly, having a central angle of 41°00'25" and a radius of 153.41 feet; thence Southerly along the arc of said curve 109.80 feet to the point of tangency of said curve; thence S 12°42'10" W 27.21 feet to a point on the northerly right-of-way line curve of Bay County Road No. C-386 A; thence along said curve a chord bearing and distance of N 63°28'25" W 333.85 feet to an iron pipe; thence N 1°01'26" W 1446.41 feet to an iron pipe; thence N 88°57'E along the 1/4 Section line 718.57 feet; thence S 1°03' E 575.18 feet to the Point of Beginning. Containing 17.15 acres, more or less.

gm

RCD Apr 02 1998 12:50pm
HAROLD BAZZEL, CLERK