

Prepared By: Grace Horton  
Diamond Title Agency, Inc.  
1007 Jenks Avenue Panama City, FL 32401  
incidental to the issuance of a title insurance policy.  
File #: 1337\*00-8084J  
Parcel ID #: 25166-038-000  
Grantee(s) SS #:

FILE# 2000-006143  
BAY COUNTY, FLORIDA

\*\* OFFICIAL RECORDS \*\*  
BOOK: 1925 PAGE: 2094

DEED DOC STAMPS 329.00  
02/07/00 *DJ* Deputy Clk

WARRANTY DEED  
(INDIVIDUAL)

This WARRANTY DEED, dated January 31, 2000

by  
Marvin Euzent, individually and as Trustee of the Marvin Euzent Revocable Trust U/A dated April 11, 1990

whose post office address is  
4510 Baywood Drive, Lynn Haven, FL 32444  
hereinafter called the GRANTOR, to

Charles D. McKee

whose post office address is  
515 S. Highway 22A, Panama City, FL 32404

hereinafter called the GRANTEE:

(Wherever used herein the terms "Grantor" and "Grantee" include all 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 that certain land situate in Bay County, Florida, viz:

Commence at the Southwest Corner of the Southeast Quarter of Section 13, Township 4 South, Range 14 West, Bay County, Florida; and thence run North 00 degrees 51' 18" East along the West boundary line of said Southeast Quarter for 1993.04 feet; thence run South 89 degrees 28' 04" East for 44.39 feet to a point of intersection of the Easterly right of way line of Bob Little Road with the Northerly right of way line of Marla Drive; thence North 00 degrees 29' 32" East along said Easterly right of way line of Bob Little Road for 397.39 feet for the Point of Beginning. From said Point of Beginning continue North 00 degrees 29' 32" East along said Easterly right of way line for 27.92 feet; thence leaving said right of way line run South 89 degrees 33' 31" East for 110.00 feet; thence South 00 degrees 29' 32" West for 28.06 feet; thence North 89 degrees 28' 59" West for 110.00 feet to the Point of Beginning. Said parcel being a part of Lot 8, W. H. PARKER PLAT of 1915, according to the plat thereof recorded in Plat Book 5, Page 5, in the Public Records of Bay County, Florida.

The above described property is not the homestead of the Grantor.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2000 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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 except as above noted, 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; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED, SEALED & DELIVERED  
IN THE PRESENCE OF:

Signature: *Michelle R. Booth*  
Print Name: MICHELLE R. BOOTH

*Marvin Euzent*  
Marvin Euzent, individually and as Trustee of the Marvin Euzent Revocable Trust U/A dated April 11, 1990

Signature: *F. Grace Horton*  
Print Name: F. Grace Horton

State of Florida  
County of Bay

THE FOREGOING INSTRUMENT was acknowledged before me on January 31, 2000 by Marvin Euzent, individually and as Trustee of the Marvin Euzent Revocable Trust U/A dated April 11, 1990 who has produced Florida Drivers License as identification.



F. Grace Horton  
MY COMMISSION # CC684442 EXPIRES  
September 29, 2001  
BONDED THRU TROY FAIR INSURANCE, INC.

Signature: *F. Grace Horton*  
Print Name: F. Grace Horton

Notary Public

RCD 02M 07 2000 01:41pm  
HAROLD BAZZEL, CLERK