

This Warranty Deed

Made this 12th day of April, 2005 by
FRED J. PETTY

hereinafter called the grantor, to
TOMMY CAI AND WIFE, TRANG NHAN CAI

whose post office address is:

2545 Usenby Avenue
Panama City, FL 32405

hereinafter called the grantee:

(Whenever used herein the term "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 that certain land situate in **BAY** County, Florida, viz:

PARCEL 1:

THE NORTH 201.32 FEET OF THE SOUTH 360 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 12 WEST, BAY COUNTY, FLORIDA, LYING EAST OF U.S. HIGHWAY 231 AND WEST OF ATLANTA AND ST. ANDREWS BAY RAILROAD RIGHT OF WAY.

PARCEL 2:

THE NORTH 330 FEET OF THE SOUTH 690 FEET OF THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 12 WEST, BAY COUNTY, FLORIDA, LYING WEST OF THE WEST RIGHT OF WAY OF ATLANTA AND ST. ANDREWS BAY RAILROAD AND EAST OF THE NEW RIGHT OF WAY LINE OF U. S. HIGHWAY 231.

Subject to covenants, restrictions, easements of record and taxes for the current year.

SUBJECT PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR.

Parcel Identification Number: 03528-000-000 & 03528-020-000

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; that the grantor hereby fully 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, 2004**

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:

[Handwritten Signature]

Witness: (Signature) ANGELA K RICHARDSON

Print Name:

[Handwritten Signature]

Witness: (Signature)

Print Name: ERIKA C JONES

[Handwritten Signature]
FRED J. PETTY
P.O BOX 628
FOUNTAIN, FL 32428

State of Florida
County of BAY

The foregoing instrument was acknowledged before me this 12th day of April, 2005, by FRED J. PETTY, who is personally known to me or who has produced _____ as identification.

NOTARY PUBLIC (signature)

Print Name:

My Commission Expires:

Stamp/Seal:



Prepared by and Recommended to:

Angela Richardson
Sunbelt Title Agency
2411 Jenks Avenue
Panama City, FL 32405
File Number: 769050050

Return To: Sunbelt Title Agency
769050050
2211 Lee Road, Suite 216
Winter Park, FL 32789