

BAY COUNTY, FLORIDA
Recording Fee: \$ 18.50
Documentary Stamps: \$2,372.30
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THIS INSTRUMENT PREPARED BY:
DOWD TITLE GROUP, LLC
285 Harbor Blvd, Suite A
Destin, FL 32541

CONDOMINIUM WARRANTY DEED

THIS INDENTURE made effective the 10th day of January, 2008, BY **LAKETOWN WHARF, LLC, a Florida limited liability company**, whose address is 4458 Ocean View Drive, Destin, Florida 32541, hereinafter called the "Grantor", to **ROBERT K. KANE and wife, JUDY F. KANE**, whose address is 415 Warrior Trail, Otto, NC 28763, hereinafter called "Grantee", whether one or more:

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all Grantor's right, title and interest in and to that certain land situated in BAY County, Florida, to-wit:

Condominium Unit No. 531, of Laketown Wharf Condominium, a Condominium, according to the Declaration thereof, as recorded in Official Records Book 2994, at Page(s) 1890, of the Public Records of Bay County, Florida.

Grantee, by acceptance hereof, and by agreement with Grantor, hereby expressly assumes and agrees to be bound by and to comply with all of the afore-described Declaration of Condominium, including, but not limited to the obligation to make payment of assessments for the maintenance and operation of the condominium which may be levied against the above-described apartment.

This conveyance is made subject to the following:

1. Real estate taxes for the year 2008 and subsequent years.
2. Applicable zoning regulations and ordinances.
3. All of the terms, provisions, conditions, rights, privileges, obligations, easements and liens set forth and contained in the Declaration of Condominium and all instruments therein referred to.
4. All of the covenants, conditions, restrictions and easements of record, if any, which may now affect the afore-described property.
5. Perpetual easement for encroachments now existing or hereafter existing caused by the settlement or movement or improvement, or caused by minor inaccuracies in building or rebuilding.

And the Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under the Grantor.

Signed, sealed, and delivered in the presence of

Maria M. Boyle
Witness No. 1 (Signature Above Line)
Print Name: Maria M. Boyle

Nancy Kruzek
Witness No. 2 (Signature Above Line)
Print Name: NANCY KRUZEK

LAKETOWN WHARF, LLC
a Florida Limited Liability Company

By: LAKETOWN HOLDINGS, LLC
a Delaware Limited Liability
Company, its Sole Member

By: LAKETOWN WHARF, INC.
a Delaware Corporation, its
Managing Member

By: *Jerry L. Wallace*
Name: Jerry L. Wallace
Title: President

STATE OF FLORIDA)
COUNTY OF OKALOOSA)

The foregoing instrument was acknowledged before me this Jan 10, 2008 by JERRY L. WALLACE, in his capacity as President of Laketown Wharf, Inc., a Delaware Corporation, in his capacity as Managing Member of Laketown Holdings, LLC, a Delaware Limited Liability Company, in his capacity as Sole Member of Laketown Wharf, LLC, a Florida Limited Liability company, and on behalf of the company, who is personally known to me and who did not take an oath.

NOTARY PUBLIC-STATE OF FLORIDA
Nancy P. Kruzek
Commission # DD406774
Expires: MAR. 14, 2009
Bonded Thru Atlantic Bonding Co., Inc.

Nancy P. Kruzek
Notary Public
My Commission Expires: