

THIS INSTRUMENT PREPARED BY:  
Hayward & Grant, P. A.  
John A. Grant, Attorney  
2121-G Killarney Way  
Tallahassee, FL 32309  
Property ID# 35160-200-009

**WARRANTY DEED**

THIS INDENTURE, made this 26 day of ~~April~~ <sup>MARCH</sup>, 2008, between Charles E. Ward and Diane M. Ward, husband and wife, whose address is 1382 Butterfield Court, Chipley, FL 32428, Grantor, and Hobbs Properties, Inc., a Florida Corporation, whose address is 7118 Beech Ridge Trail, Tallahassee, FL 32312, Grantee,

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to it in hand paid by the Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold unto the Grantee, its heirs and assigns forever, the following described land, to-wit:

**Condominium Unit 101, Building C, LINKSIDE AT WILD HERON, A CONDOMINIUM together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Records Book 2565, Page 1559 and amended by document recorded in Official Records Book 2568, Page 1650; Book 2568, Page 1652; Book 2625, Page 2025; Book 2606, Page 1666; Book 2643, Page 1112, Book 2646, Page 1596; and in the Public Records of Bay County, Florida.**

SUBJECT to reservations, restrictions and easements of record, 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 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, 2007.

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

Signed, sealed and delivered in our presence:

Lee Helms  
witness signature  
Lee Helms  
printed witness name

Charles E. Ward  
Charles E. Ward

Sherry King  
witness signature  
Sherry King  
printed witness name

Diane M. Ward  
Diane M. Ward

STATE OF FLORIDA  
COUNTY OF Washington

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of ~~April~~ <sup>MARCH</sup>, 2008 by Charles E. Ward and Diane M. Ward, husband and wife, who is/are personally known to me or who produced DL as identification.



Angela A. Grantham  
Notary Public