

This Document Prepared By and Return to:

Northwest Florida Title Services, LLC
11939 Panama City Beach Parkway
Panama City Beach, FL 32407
850-249-6935

Parcel ID Number: **27561-000-000 (Master)**

Warranty Deed

This Indenture, Made this **10th** day of **March, 2008** A.D., **Between**
Marlin Partners LLC of the County of **Bay**, State of **Florida**, grantor, and **Hezekiah Lateju and**
Laurie J. Lateju whose address is: **3421 W. 82nd Avenue, Inglewood, CA 90305**
of the County of **Los Angeles**, State of **California**, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----**TEN DOLLARS (\$10)**----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Bay** State of **Florida** to wit:

UNIT NO. 6, MARLIN PLACE: COMMENCE AT THE NORTHEAST CORNER OF LOT 30, BLOCK 6, REPLAT PINES 3RD ADDITION, AS PER PLAT RECORDED IN PLAT BOOK 10, PAGE 4 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE SOUTH 89°48'57" EAST, FOR A DISTANCE OF 60.00 FEET, TO THE EAST RIGHT OF WAY LINE OF LAURIE AVENUE (HAVING A 60 FT. RIGHT OF WAY); THENCE SOUTH 00°36'39" WEST, ALONG SAID EAST RIGHT OF WAY LINE, FOR A DISTANCE OF 245.74 FEET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE, SOUTH 89°23'21" EAST, FOR A DISTANCE OF 139.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°23'21" EAST, FOR A DISTANCE OF 24.00 FEET; THENCE SOUTH 00°36'17" WEST, FOR A DISTANCE OF 46.65 FEET; THENCE NORTH 89°23'43" WEST, FOR A DISTANCE OF 1.78 FEET; THENCE SOUTH 00°36'17" WEST, FOR A DISTANCE OF 4.45 FEET; THENCE SOUTH 89°23'43" EAST, FOR A DISTANCE OF 1.78 FEET; THENCE SOUTH 00°36'17" WEST, FOR A DISTANCE OF 39.43 FEET, TO A WOOD PRIVACY FENCE; THENCE NORTH 89°49'00" WEST, ALONG SAID WOOD PRIVACY FENCE LINE, FOR A DISTANCE OF 24.01 FEET; THENCE LEAVING SAID WOOD PRIVACY FENCE LINE, NORTH 00°36'44" EAST, FOR A DISTANCE OF 39.25 FEET; THENCE NORTH 89°21'26" WEST, FOR A DISTANCE OF 1.72 FEET; THENCE NORTH 00°38'34" EAST, FOR A DISTANCE OF 4.57 FEET; THENCE SOUTH 89°21'26" EAST, FOR A DISTANCE OF 1.72 FEET; THENCE NORTH 00°36'44" EAST, FOR A DISTANCE OF 46.88 FEET TO THE POINT OF BEGINNING, SUBJECT TO A UTILITY EASEMENT ALONG THE NORTH 16.00 FEET THEREOF. SAID LANDS LYING IN AND BEING A PORTION OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 15 WEST, BAY COUNTY, FLORIDA.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

MARLIN PARTNERS, LLC, a Florida limited liability company

[Handwritten Signature: Janis Bullard]

[Handwritten Signature] (Seal)

Printed Name: Janis Bullard
Witness

Joseph V. Scaperotta, Manager
105 W. 12th Street, Panama City, FL 32401

[Handwritten Signature: Rachel Huckeba]

Printed Name: Rachel Huckeba
Witness

STATE OF Florida
COUNTY OF Bay

The foregoing instrument was acknowledged before me this **10th** day of **March, 2008** by **Joseph V. Scaperotta, Manager of MARLIN PARTNERS, LLC, a Florida limited liability company** he is personally known to me .

[Handwritten Signature: Janis F. Bullard]

Printed Name: _____
Notary Public
My Commission Expires: / /

