

File No.: 0801-328

THIS INSTRUMENT PREPARED BY AND RETURN TO:

SURETY LAND TITLE OF FLORIDA, LLC
78 RICKER AVE.
SANTA ROSA BEACH, FL 32459
Property Appraisers Parcel Identification (Folio) Number: 36463-202-000

WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 22nd day of May, 2008 by Anton L. Savchenko and Julie M. Savchenko, husband & wife, whose post office address is 6086 Chamblee Drive, Loveland, OH 45140 herein called the grantors, to ETSAPAX, LLC, an Alabama Limited Liability Corp whose post office address is 103 Muirfield Ct., Enterprise, AL 36330, hereinafter called the Grantee:
(Wherever used herein the terms "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 grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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 WALTON County, State of Florida, viz.:

Exhibit "A" is herein attached and made a part thereof

Subject to easements, restrictions and reservations of record and taxes for the year 2006 and thereafter.

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 grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2005.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Kim M. Roth
Witness #1 Printed Name

Witness #2 Signature

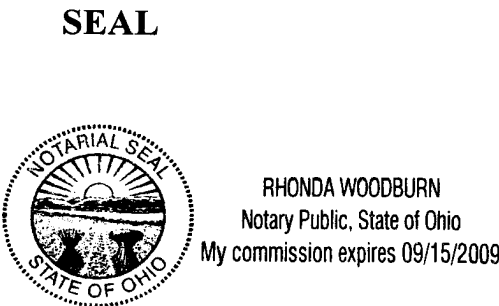
Michael Cooke
Witness #2 Printed Name

Anton L. Savchenko

Julie M. Savchenko

STATE OF Ohio
COUNTY OF Hamilton

The foregoing instrument was acknowledged before me this 22nd day of May, 2008 by Anton L. Savchenko and Julie M. Savchenko who are personally known to me or have produced Ohio Drivers License as identification.



Notary Public
Rhonda Woodburn
Printed Notary Name
My Commission Expires: 9/15/09

Exhibit "A"

Legal Description

CONDOMINIUM PARCEL: APARTMENT NO. 320 OF PINNACLE PORT, PHASE I-A, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 634, PAGE 53, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA, ON THE 27TH DAY OF JUNE, 1977, AS AMENDED BY CERTIFICATE OF AMENDMENT THERETO RECORDED IN OFFICIAL RECORDS BOOK 644, PAGE 804 AND AMENDMENT TO BY-LAWS RECORDED IN OFFICIAL RECORDS BOOK 788, PAGE 199, OFFICIAL RECORDS BOOK 912, PAGE 100, OFFICIAL RECORDS BOOK 912, PAGE 102 AND OFFICIAL RECORDS BOOK 931, PAGE 1373, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.

TOGETHER WITH ALL OF ITS APPURTENANCES ACCORDING TO THE DECLARATION OF CONDOMINIUM. SUBJECT, HOWEVER, TO ALL OF THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM, AND THE GRANTEE ASSUMES AND AGREES TO OBSERVE AND PERFORM ALL OBLIGATIONS IMPOSED ON SAID GRANTEE UNDER THE DECLARATION, INCLUDING BUT NOT LIMITED TO THE PAYMENT OF ASSESSMENTS FOR THE MAINTENANCE AND OPERATION OF THE APARTMENT AND CONDOMINIUM.