

1 0 & 2

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Courtesy Title, Inc.  
24704 State Road 54  
Lutz, FL 33559  
Property Appraisers Parcel Identification (Folio) Number: 04185-800-004  
269,000

SPACE ABOVE THIS LINE FOR RECORDING DATA

# WARRANTY DEED

THIS WARRANTY DEED, made the 16th day of May, 2008 by Palmetto Plantation, LLC, a Georgia Limited Liability Co., whose post office address is Rt. 1, Box 71, Leary, GA 39862 herein called the Grantor, to Lawson Vincent, Married whose post office address is 8171 NE 136 Avenue, Williston, FL 32696, 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)*

**W I T N E S S E T H:** That the Grantor, 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 BAY County, State of Florida, viz.:

**Condominium Unit 4, PALMETTO PLANTATION, a CONDOMINIUM, together with an undivided interest in the common elements according to the Declaration of Condominium thereof recorded in O. R. Book 2891, Page(s) 1984-2071, Inclusive, of the Public Records of Bay County, Florida.**

**Subject to easements, restrictions and reservations of record and taxes for the year 2008 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 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, and hereby 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 said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Janell Kersey  
Witness #1 Signature

Janell Kersey  
Witness #1 Printed Name

Linda Somero  
Witness #2 Signature

Linda Somero  
Witness #2 Printed Name

Palmetto Plantation, LLC  
Palmetto Plantation, LLC, a Georgia Limited Liability Co.

By: Richard E. Squires, Jr., Managing Member

Richard E. Squires, Jr.

STATE OF FLORIDA  
COUNTY OF BAY

The foregoing instrument was acknowledged before me this 16th day of May, 2008 by Palmetto Plantation, LLC who is personally known to me or has produced \_\_\_\_\_ as identification.

SEAL



**JANELL KERSEY**  
MY COMMISSION # DD 782648  
EXPIRES: March 2, 2012  
Bonded Thru Budget Notary Services

My Commission Expires:

3-2-2012

Janell Kersey  
Notary Public

Janell Kersey  
Printed Notary Name