

SP
\$2,500⁰⁰

Prepared by and Return to:
Diamond Title Agency, Inc.
Pat Diamond
11053 Hutchison Boulevard
Panama City Beach, Florida 32407
Our File Number: 08-22452

For official use by Clerk's office only

STATE OF Florida)
COUNTY OF Bay)

SPECIAL WARRANTY DEED
(Corporate Seller)

THIS INDENTURE, made this June 13, 2008, between GRP Loan, LLC, a limited liability company, whose mailing address is 445 Hamilton Avenue, 8th Floor, White Plains, New York 10601, party of the first part, and Lynn E. Phillips, whose mailing address is: 170 Williams Court, Bay County, Florida 32109, party/parties of the second part,

WITNESSETH: 126 Robin Lane, Panama City Beach, FL 32407

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, to wit:

Lot 18, Block "A", Gulf Highlands Beach Resort Phase I, an unrecorded subdivision of a portion of Fractional Section 35, Township 3 South, Range 16 West, Bay County, Florida, being more particularly described as follows: Commence at a concrete monument marking the Northwest Corner of the East Half of the Southeast Quarter of Section 35, Township 3 South, Range 16 West, and thence run N00°00'35"W along the West boundary line of the East Half of the Southeast Quarter of said Section 35 for 14.86 feet; thence N89°59'25"E for 82.00 feet to a point on the Westerly R/W line of Robin Lane; thence S00°00'35"E along said Westerly R/W line a distance of 39.77 feet to a point of curvature; thence go along a curve to the left having a radius of 165.00 feet and a central angle of 45°00'00" and arc distance of 129.59 feet (CH.=126.28'; CH. BRG.=S22°30'35"E) to the point of tangency; thence continue along said Westerly R/W line go S45°00'35"E a distance of 192.94 feet to the POINT OF BEGINNING; thence continue S45°00'35"E a distance of 25.50 feet; thence go S44°59'25"W a distance of 87.48 feet to a point hereinafter referred to as Point "N"; thence continue S44°59'25"W a distance of 8 feet more or less, to the waters edge of an existing lake; thence meander Northwesterly along said waters edge to a point of intersection with a line passed through the Point of Beginning having a bearing of S44°59'25"W; thence go N44°59'25"E a distance of 8 feet, more or less, to a point hereinafter referred to as Point "M" lying N45°00'35"W a distance of 25.50 feet from the aforesaid Point "N"; thence continue N44°59'25"E a distance of 87.48 feet to the POINT OF BEGINNING.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, 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 party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.
IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on June 13, 2008.

Signed, sealed and delivered
in the presence of:

[Signature]
Witness signature
Victoria Treacy
Print witness name
Yesica mañon
Witness signature
Yesica mañon
Print witness name

GRP Loan, LLC
By: [Signature]
Print Name: **Kristin Tess, Secretary**
Title:

(Corporate Seal)
VICTORIA TREACY
Notary Public, State of New York
No. 01TR6149890
Qualified in Westchester County
Commission Expires July 17, 2010

State of NEW YORK
County of WESTCHESTER

THE FOREGOING INSTRUMENT was acknowledged before me this 12th day of June, 2008 by Kristin Tess, Secretary of GRP Loan, LLC on behalf of the LLC who is personally known to me or who has produced _____ as identification.

[Signature]
Notary Public
Print Notary Name

My Commission Expires: _____

Notary Seal
DEED - Special Warranty Deed - Corporate
Closest Choice



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