

This Instrument Prepared by: Kathy Prumatico
An Officer of Diamond Title Agency, Inc.
For Purposes of Title Insurance
File No. 08-22616
Parcel ID No. 30797-928-000
\$162,500.00

Warranty Deed

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

Made August 29, 2008 , BETWEEN

Wilfredo R. Osaba and Loida E. Osaba, husband and wife
whose post office address is:
GRANTOR, and

Penny A Slouchick wife and husband Gilbert J Slouchick Sr
whose post office address is: 6482 North Branch Ct., Columbus, Georgia 31909
GRANTEE

WITNESSETH: That the said grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable considerations to said grantor in hand paid by said 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, situated, lying and being in Bay County, Florida to-wit:

Lot 28, Block "O", Gulf Highlands Beach Resort, (unrecorded), (also know as Building E-25, Unit "C"):
Commence at a concrete monument marking the Northwest Corner of the East Half of the Southeast Quarter of said Section 35, Township 3 South, Range 16 West, Bay County, Florida; thence run N00°00'35"W along the Westerly boundary line of said East Half for a distance of 470.86 feet; thence leaving said Westerly boundary line run N89°59'25"E for a distance of 112.00 feet; thence run N89°27'45"E, along the centerline of Cindy Lane (a 30.00 foot wide private road right of way) for a distance of 574.06 feet; thence leaving said centerline, run N00°00'35"W for a distance of 20.15 feet to a point of non-tangency of a curve concave to the Northeast and having a radius of 25.00 feet; thence run Southeasterly along said curve, through a central angle of 33°40'47" for an arc distance of 14.70 feet, said arc having a chord distance of 14.48 feet and bearing S73°10'12"E to the point of tangency in said curve; thence run N89°59'25"E for a distance of 245.00 feet; thence run S56°19'48"E for a distance of 446.82 feet to the Easterly boundary line of said Section 35, Township 3 South, Range 16 West, Bay County, Florida; thence run S00°01'11"E along said Easterly boundary line for a distance of 481.87 feet; thence leaving said Easterly boundary line run S89°52'16"E for a distance of 787.19 feet to the Westerly right of way line of Churchwell Road (having a 66.00 foot wide right of way); thence run S26°36'24"W along said Westerly right of way line for a distance of 689.23 feet to the point of curvature of a curve in said right of way being concave to the Southeast and having a radius of 8957.33 feet; thence run Southwesterly along said curving right of way line, through a central angle of 00°06'21", for an arc distance of 16.55 feet, said arc having a chord distance of 16.55 feet and bearing S26°35'58"W to a point of non-tangency in said curving right of way line, said point of non-tangency being the intersection of the said curving Westerly right of way line of Churchwell Drive with the Southerly water's edge of a 40.00 foot wide canal easement; From said point of non-tangency continue Southwesterly along said curving Westerly right of way line, being concave to the Southeast and having a radius of 8957.33 feet, through a central angle of 00°46'26" for an arc distance of 121.00 feet, said arc having a chord distance of 121.00 feet and bearing S26°09'34"W to a point of intersection of said curving Westerly right of way of Churchwell Drive with the Southerly right of way line of Saint Katherines Boulevard (a private 30.00 foot right of way); thence run N87°43'04"W along said Southerly right of way line of Saint Katherines Boulevard for a distance of 81.03 feet to the POINT OF BEGINNING of this description; thence continue N87°43'04"W along said Southerly right of way line of Saint Katherines Boulevard for a distance of 18.11 feet; thence leaving said Southerly right of way line run S00°21'27"W for a distance of 80.84 feet; thence run S89°43'04"E for a distance of 18.10 feet to a point that bears S00°21'27"W from the Point of Beginning; thence run N00°21'27"E for a distance of 80.30 feet to said Southerly right of way line of Saint Katherines Boulevard and POINT OF BEGINNING.

Subject to easements and restrictions of record, if any, which are specifically not extended or reimposed hereby.
Subject to 2008 taxes and assessments.

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

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

SIGNED, SEALED & DELIVERED
IN THE PRESENCE OF:

Kathy Prumatic
Print Witness Name: **KATHY PRUMATICO**

Wilfredo R. Osaba (Seal)
Wilfredo R. Osaba

Terri Merglewski
Print Witness Name: **TERRI MERGLEWSKI**

Loida E. Osaba (Seal)
Loida E. Osaba

STATE OF Florida COUNTY OF Bay

I HEREBY CERTIFY, That on August 29, 2008 , before me personally appeared Wilfredo R. Osaba and Loida E. Osaba, husband and wife who are/is personally known to me or have produced the identification identified below, who are/is the person(s) described in and who executed the foregoing instrument, and who after being duly sworn say that the execution hereof is their free act and deed for the uses and purposes herein mentioned.

THIS INSTRUMENT ACKNOWLEDGED before me the undersigned Notary Public by my hand and official seal, the day and year last aforesaid.

- (X) To me personally known
- () Identified by Driver's License
- () Identified by _____

My Commission Expires: _____

Kathy Prumatic
Notary Public

Commission No.: _____

KATHY PRUMATICO

Please Print Or Type Name As It Appears

