

Prepared by and Return to:
Suzanne LaBarbera
Lawyers Title Insurance Corporation
2424 Jenks Avenue
Panama City, FL 32405

Folio/Parcel ID#: 40000-300-036

File/Case No: 01080016378

(Space Above This Line for Recording Data)

WARRANTY DEED

THIS Warranty Deed made this 10th day of December, 2008,
BETWEEN Joseph J. McCarthy and Mary F. McCarthy, husband and wife

whose address is 10465 Tuxford Drive, Alpharetta, GA 30022,
hereinafter called the Grantor, and

Dean R. Kehl and Patricia J. Kehl, husband and wife
whose address is N7417 County Road ES, Elkhorn, WI 53121, Grantee.

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN AND NO/100 Dollars (\$10.00) and other good and valuable considerations, to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the Grantee, their heirs and assigns forever, the following described land, situate, lying and being in the County of Bay, State of Florida to wit:

Unit 526 of Emerald Beach Resort Condominium I, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 2873, Page 181, of the Public Records of Bay County, Florida, and any amendments thereto, together with its undivided share in the common elements.

SUBJECT TO easements, restrictions and reservations of record, and real property taxes and assessments for the year of 2008 and subsequent years, which are not yet due and payable.

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And the said Grantor hereby covenants with the 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 person whomsoever, and that the land is free of all encumbrances, except taxes for the current year and subsequent years, restrictions, limitations, covenants, and easements of record if any. ("Grantor and Grantee" are used herein for singular or plural, the singular shall include plural, and any gender shall include all genders, as context requires.)

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

Signed, Sealed and Delivered in the presence of:

Witness #1

Print Name: GARY JENBS

Joseph J. McCarthy by: Mary F. McCarthy
Joseph J. McCarthy
BY: Mary F. McCarthy, attorney in fact *attorney in fact*

Witness #2

Print Name: JOSEPH E. CASATELLI

Mary F. McCarthy
Mary F. McCarthy

State of Georgia
County of Fulton

The foregoing instrument was acknowledged before me this December 8th, 2008 by Mary F. McCarthy, individually and as attorney in fact for Joseph J. McCarthy who is/are personally known to me or who has/have produced Driver's License(s) as identification.

Notary Public

My commission expires: 8/09/09

(Notary Seal)

JOSEPH E. CASATELLI
Notary Public, Fulton County, Georgia
My Commission Expires August 29, 2009

