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Panama City Beach FL 32407

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SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of the 9th day of January, 2009, by **SEAHAVEN PHASE I, LLC**, a Florida limited liability company ("Grantor"), whose office address is 15238 Front Beach Road, Panama City Beach, Florida 32413, to Phillip B. Reid ("Grantee"), whose mailing address is P.O. Box 9475, Panama City Beach, FL 32417-9475 Wherever used herein, the terms "Grantor" and "Grantee" shall include all of the parties to this instrument and their heirs, legal representatives and assigns.

W I T N E S S E T H:

GRANTOR, for and in consideration of Ten and No/100 U.S. Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does hereby grant, bargain and sell to Grantee the following described land situate and being in Bay County, Florida:

UNIT NO. 1407 in "ORIGIN AT SEAHAVEN CONDOMINIUM", ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF INCLUDING THE EXHIBITS ANNEXED THERETO AND FORMING A PART THEREOF, RECORDED IN BOOK 2980, PAGE 1309, AS AMENDED FROM TIME TO TIME, IN THE OFFICIAL RECORDS OF BAY COUNTY, FLORIDA. THE ABOVE DESCRIPTION INCLUDES, BUT IS NOT LIMITED TO ALL APPURTENANCES TO THE CONDOMINIUM UNIT ABOVE DESCRIBED, INCLUDING THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF SAID CONDOMINIUM. (the "Property").

Property Appraiser's Parcel Identification No.: not assigned.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and those certain easements recorded at Book 2769, Page 1106 and at Book 2980, Page 34 and Book 2980 Page 1, and Book 2992 Page 238 of the public records of Bay County Florida.

This conveyance is subject to:

(a) Declaration of Covenants, Conditions, Restrictions and Easements for the Towne of Seahaven, which contains provisions for a private charge or assessments recorded in Book 2979, Page 2369 and as amended by "Affidavit" recorded in Book 2981, Page 254 but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

(b) Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Declaration of Condominium establishing ORIGIN AT SEAHAVEN CONDOMINIUM of record in Book 2980, Page 1309 ; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

(c) Any minerals or mineral rights leased, granted or retained by current or prior owners.

(d) Developer's Agreement as set forth in instrument recorded in Book 2672, Page 945 and amended in Book 2915, Page 181.

(e) Easement Agreement recorded in Book 2769, Page 1106.

(f) "Notice of Adoption of Development Order for the Towne of Seahaven Development of Regional Impact" recorded in Book 2938, Page 2339.

(g) "Notice of Establishment of the Towne of Seahaven Community Development District" recorded in Book 2979, Page 2365, and the terms and conditions thereof.

(h) Amended and Restated Easement Agreement recorded in Book 2980 Page 1.

(i) Notice of Preliminary Development Agreement as set forth in instrument recorded in Book 2694, Page 252.

(j) Temporary Easement for Check-In/Check-Out Area recorded in Official Records Book 2980, Page 27, of the public records of Bay County, Florida;

(k) Temporary Parking Easement recorded in Official Records Book 2980, Page 34, of the public records of Bay County, Florida;

(l) Communication Facilities Easement Agreement recorded in Official Records Book 2980, Page 15, of the public records of Bay County, Florida;

(m) Landscaping, Hardscaping, Use and Maintenance Agreement recorded in Official Records Book 2980, Page 41, of the public records of Bay County, Florida;

(n) Declaration of Cross Easement recorded in Official Records Book 1288, Page 203, of the public records of Bay County, Florida;

(o) Easement granted to Gulf Power Company by instrument recorded in Deed Book 194, Page 439, of the public records of Bay County, Florida;

(p) Terms, conditions, covenants, restrictions and provisions of the following documents:

- a. Coastal Construction Control Line as set forth in instrument recorded in Official Records Book 1687, Page 1048, of the public records of Bay County, Florida;
- b. 7-foot contour line as set forth in instrument recorded in Official Records Book 1810, Page 1039, of the public records of Bay County, Florida;
- c. Erosion Control Line as set forth in Official Records Book 1793, Page 1625, of the public records of Bay County, Florida.
- (q) Easement for Beach Restoration recorded in Official Records Book 1777, Page 1431, of the public records of Bay County, Florida;
- (r) Easement granted to Gulf Power Company by instrument recorded in Official Records Book 563, Page 652, of the public records of Bay County, Florida.
- (s) Towne of Seahaven Development Agreement as set forth in instrument recorded in Official Records Book 2672, Page 945, of the public records of Bay County, Florida;
- (t) Beach Access Easement dated October 31, 2007 and recorded at Book 2992 Page 238 of the Public Records of Bay County, Florida.
- (u) Zoning ordinances, restrictions, prohibitions and other requirements imposed by governmental authority;
- (v) All other conditions, restrictions, reservations, limitations and easements of record, if any, but this reference shall not operate to reimpose same;
- (w) Real estate taxes and assessments for the year 2009 and subsequent years.

GRANTOR hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor. Grantee, by acceptance and recordation of this Special Warranty Deed, expressly and specifically approves, accepts, covenants and agrees to be bound by and to assume performance of all of the applicable provisions and requirements set forth in the Declaration of Condominium and all amendments and/or supplements thereto.

[Signatures appear on the following page]

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

Witnessed by:

Seahaven Phase I, LLC,
a Florida limited liability company

Candace C. Davis
Print Name Candace A Davis

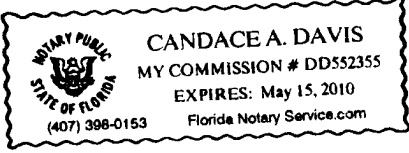
By: **Towne of Seahaven, Inc.**, a Florida corporation
Its: Manager

Elle Haight
Print Name Elle Haight

By: [Signature]
Name: Mike Bennett
Title: Vice-President

STATE OF FLORIDA)
)
COUNTY OF BAY)

The foregoing Deed was acknowledged before me this 9th day of January, 2009, by Mike Bennett as Vice-President of Towne of Seahaven, Inc. a Florida corporation, as manager of Seahaven Phase I, LLC, a Florida limited liability company, on behalf of the entities. He is personally known to me.



Candace C. Davis
Name: Candace A. Davis
Notary Public, State of Florida
My Commission Expires: May 15, 2010
Commission No.: DD552355
(Notarial Seal)