

FILED  
2009 JUN -2 P 2:04  
POSTED SC  
BILL KINSAUL  
CLERK OF COURT  
BAY COUNTY, FLORIDA

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IN THE CIRCUIT COURT OF THE 14th JUDICIAL CIRCUIT  
OF FLORIDA, IN AND FOR BAY COUNTY

Wachovia Bank, NA	Case #: 2008-CA-004831 Division #: K  UNC:
Plaintiff,	
-vs.-	
John C. Hammans and Mandy Hammans, Husband and Wife; Daffin Mercantile Company, Incorporated d/b/a Daffin Mercantile, Inc.;	
Defendant(s).	

CERTIFICATE OF TITLE

The undersigned, BILL KINSAUL, Clerk of the Court certifies that s/he executed and filed a Certificate of Sale in this action on May 21, 2009, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Bay County, Florida:

COMMENCING AT A POINT WHICH IS 33 FEET N 30° W OF THE SOUTHEAST CORNER OF LOT 1, BLOCK 4 (ON THE NORTH SIDE OF PLATTED STREET); THENCE CONTINUE N 30° W 66.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N30°W, 4637 FEET; THENCE S 60°12'04"W, 49.49 FEET; THENCE S 23°20'50"W 18.80 FEET TO THE EASTERLY RIGHT OF WAY LINE OF AN INGRESS AND EGRESS EASEMENT; THENCE S 08°30'17" E, ALONG SAID EASTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 28.46 FEET; THENCE N 61°06'3"E ALONG SAID NORTHERLY R/W LINE OF SAID EASEMENT FOR A DISTANCE OF 10.82 FEET, THENCE S 24°39'50" E ALONG THE EASTERLY R/W LINE OF SAID EASEMENT FOR A DISTANCE OF 7.48 FEET; THENCE S 12°50'05" W, ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 1.31 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, RUN N 60°11'38" E FOR A

DISTANCE OF 65.77 FEET TO THE POINT OF BEGINNING. SAID LOT 1, BLOCK 4, BEING A PART OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 14 WEST, AS PER PLAT OF D.H. HORNE OF 1887 FILED WITH THE RECORDER OF WASHINGTON COUNTY, FLORIDA. (NOW KNOWN AS BAY COUNTY, FLORIDA.)

AND AN UNDIVIDED ONE ELEVENTH INTEREST IN AND TO THE FOLLOWING:

COMMENCING AT A POINT WHICH IS 33 FEET N 30° W OF THE SOUTHEAST CORNER OF LOT 1, BLOCK 4 (ON THE NORTH SIDE OF PLATTED STREET); THENCE S 60°00'00" W ALONG THE EXISTING NORTHERLY R/W LINE OF PITTS AVENUE 83.47 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTHERLY R/W LINE, RUN N 28°08'07" W, 48.89 FEET; THENCE N 12°50'05" E, 25.01 FEET; THENCE N 24°39'50" W, 7.48 FEET; THENCE S 61°06'43" W, 10.82 FEET; THENCE N 08°30'17" W, 28.46 FEET; THENCE N 66°44'23" W, 21.24 FEET; THENCE S 03°09'37" E, 22.73 FEET; THENCE S 74°02'18" W, 57.17 FEET; THENCE S 55°38'19" W, 30.22 FEET; THENCE S 44°28'54" W, 32.57 FEET; THENCE S 67°50'03" E, 23.16 FEET; THENCE S 33°48'03" E, 44.53 FEET; THENCE S 22°01'35" E, 38.58 FEET TO SAID NORTHERLY R/W LINE; THENCE N 60°00'00" E, ALONG SAID NORTHERLY R/W LINE, 13.92 FEET; THENCE LEAVING SAID NORTHERLY R/W LINE, RUN N 24°54'40" W, 72.03 FEET; THENCE N 07°50'22" W, 15.90 FEET; THENCE N 34°04'44" E, 23.83 FEET; THENCE N 82°41'01" E, 42.30 FEET; THENCE S 63°34'27" E, 15.88 FEET; THENCE S 35°22'42" E, 12.25 FEET; THENCE S 55°47'23" W, 12.52 FEET; THENCE S 20°12'25" E, 18.65 FEET; THENCE N 63°31'56" E, 15.17 FEET; THENCE S 28°51'26" E, 34.93 FEET TO SAID NORTHERLY R/W LINE; THENCE N 60°00'00" E, 13.77 FEET TO THE POINT OF BEGINNING, SAID LOT 1, BLOCK 4, BEING A PART OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 14 WEST, AS PER PLAT OF D. H. HORNE OF 1887, FILED WITH THE RECORDER OF WASHINGTON COUNTY, FLORIDA. (NOW KNOWN AS BAY COUNTY, FLORIDA.)

Property Address: 1021 Pitts Avenue, Panama City, FL 32404 was sold to Wachovia Bank, NA whose address is 701 Corporate Center Drive, Raleigh, North Carolina 27607.

WITNESS, BILL KINSAUL, as Clerk of the Circuit Court, and the seal of said Court, at Panama City, Bay, Florida.

6/2/09  
Date

BILL KINSAUL  
Clerk of the Circuit Court

By: Sharon Chamber  
Deputy Clerk



CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Certificate of Title was mailed on 2 day of June 2009 to:

John C. Hammans, 2616 North 820th West, Clearfield, UT 84015  
Mandy Hammans, 2616 North 720th West, Clearfield, UT 84015  
Daffin Mercantile Company, Incorporated d/b/a Daffin Mercantile, Inc., c/o John W. Milton,  
President, R.A., 2867 Estes Street, Marianna, FL 32448  
Occupant(s), 1021 Pitts Avenue, Panama City, FL 32404

SHAPIRO & FISHMAN, LLP 10004 N. Dale Mabry Highway, Suite 112  
Tampa, FL 33618

BILL KINSAUL  
Clerk of the Circuit Court

By: Sharon Hamber  
Deputy Clerk



THIS DOCUMENT WAS PREPARED BY:  
SHAPIRO & FISHMAN  
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Tampa, FL 33618

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