

Prepared by and Return To:  
**Douglas L. Smith, Esq.**  
**Burke Blue Hutchison Walters & Smith, P.A.**  
**221 McKenzie Avenue**  
**Panama City, FL 32401**

File No. **M847-23395**

Parcel ID #: **30159-276-000**

Based On : **\$62,900.00**

Documentary Stamps Collected: **\$440.30**

### **WARRANTY DEED**

**This Indenture** made this **16th** day of **June, 2009**, between **Mark Daniel McQueen, an unmarried person and Debra B. McQueen, an unmarried person**, whose post office address is: **85 Hackberry Way, Santa Rosa Beach, FL 32459**, Grantor\*, and **Morton J. Savelle, III and Dianne S. Savelle, husband and wife** whose Post Office address is: **1219 Thomas Drive Unit 174, Panama City Beach, FL 32408** Grantee\*.

**WITNESSETH**, That Grantor, for and in consideration of the sum of **TEN DOLLARS AND 00/100'S (\$10.00)** Dollars and other good and valuable considerations to Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee and Grantee's heirs and assigns forever the following described land, to-wit:

CONDOMINIUM PARCEL: UNIT NUMBER: 176  
EMERALD POINTE RESORT, A CONDOMINIUM, all as set forth in the Declaration of Condominium and the Exhibits annexed thereto and forming a part thereof, as recorded in Official Records Book 1939, Page 1901, amended by that Surveyor's Affidavit as recorded in Official Records Book 1941, Page 2302, and subsequent Phase Two Supplemental Declaration Condominium as recorded in Official Records Book 1957, Page 1680, all of the Public Records of Bay County, Florida, and as may be amended from time to time. Together with all of it's appurtenances according to the Declaration of Condominium. Subject, however, to all of the provisions of the Declaration of Condominium.

SAID PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR UNDER THE LAWS AND CONSTITUTION OF THE STATE OF FLORIDA, IN THAT NEITHER GRANTOR NOR ANY MEMBERS OF THE HOUSEHOLD OF GRANTOR RESIDE THEREON.

Subject to easements, restrictions and covenants or record and taxes for the current year, but mention herein does not serve to reimpose same.

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

And 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.

Michelle Rushing  
Michelle Rushing  
Witness (Please Print Name)

Mark Daniel McQueen  
Mark Daniel McQueen

Ann Perkins  
Ann Perkins  
Witness (Please Print Name)

Debra B. McQueen  
Debra B. McQueen

Ann Perkins  
Ann Perkins  
Witness (Please Print Name)

Michelle Rushing  
Michelle Rushing  
Witness (Please Print Name)

State of **Florida**  
County of **Bay**

The foregoing instrument was acknowledge before me this **16th** day of **June 2009**  
by **Mark Daniel McQueen** who:

- is personally known to me.
- produced \_\_\_\_\_ as identification.

Michelle J. Rushing  
Notary Public  
My Commission Expires: \_\_\_\_\_



State of **Florida**  
County of **Bay**

The foregoing instrument was acknowledge before me this **16th** day of **June 2009**  
by **Debra B. McQueen** who:

- is personally known to me.
- produced FLDL as identification.

Michelle J. Rushing  
Notary Public  
My Commission Expires: \_\_\_\_\_

