

Prepared by  
Darlene Robinson, an employee of  
First American Title Insurance Company d/b/a Bay County Land & Abstract Company  
11-A West 23rd Street  
Panama City, Florida 32405  
(850)763-8426

Return to: Grantee

File No.: 1006-2153489

## **WARRANTY DEED**

This indenture made on **June 29, 2009** A.D., by

**Dennis P. Landers and Tammy L. Landers, husband and wife**

whose address is: **1759 Salem Drive, Chipley, FL 32428**  
hereinafter called the "grantor", to

**Kjell Vistnes and Jennifer Vistnes, husband and wife**

whose address is: **4521 Shiloh Road, Loganville, GA 30052**  
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Bay County, Florida**, to-wit:

Commence at the most Southerly corner of Lot 1, Block O, Biltmore Beach, according to the plat thereof as recorded in Plat Book 8, Page 25, Public Records of Bay County, Florida, and run thence N47°11'00"W along the Northeastern right of way line of Beach Drive, 5.00 feet to the POINT OF BEGINNING; thence continue N47°11'00"W along said right of way line, 20.00 feet; thence N42°49'00"E, 120.00 feet to the Northeastern line of said Lot 1; thence S47°11'00"E along the Northeastern line of said Lot 1, 25.00 feet to the Northwestern R/W line of Biltmore Drive; thence S42°49'00"W, 113.00 feet; thence N47°11'00"W, 5.00 feet; thence S42°49'00"W, 7.00 feet to the POINT OF BEGINNING.

AND

Begin at the most Southerly corner of Lot 1, Block O, Biltmore Beach, according to the plat thereof as recorded in Plat Book 8, Page 25, Public Records of Bay County, Florida, and run thence N47°11'00"W along the Northeastern right of way line of Beach Drive, 5.00 feet, thence N42°49'00"E 7.00 feet, thence S47°11'00"E, 5.00 feet to the Northwestern right of way line of Biltmore Drive, thence S42°49'00"W along said right of way line, 7.00 feet to the POINT OF BEGINNING.

Parcel Identification Number: **31888-105-000**


**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

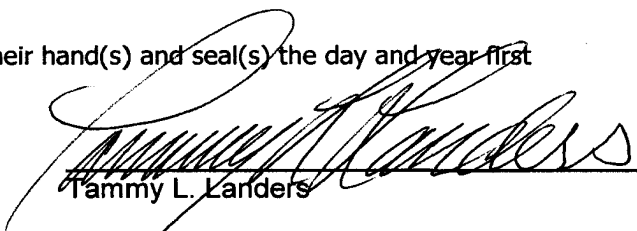
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

**To Have and to Hold**, the same in fee simple forever.

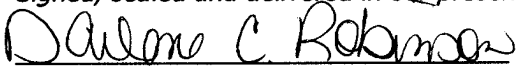
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2009.

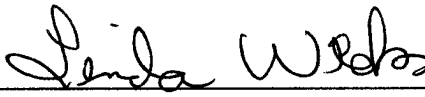
**In Witness Whereof**, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

  
\_\_\_\_\_  
Dennis P. Landers

  
\_\_\_\_\_  
Tammy L. Landers

*Signed, sealed and delivered in our presence:*

  
\_\_\_\_\_  
Witness Signature  
**DARLENE C. ROBINSON**

  
\_\_\_\_\_  
Witness Signature

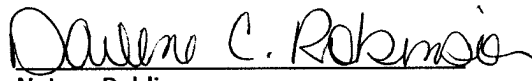
Print Name: \_\_\_\_\_

Print Name: **LINDA WEEKS**

State of Florida

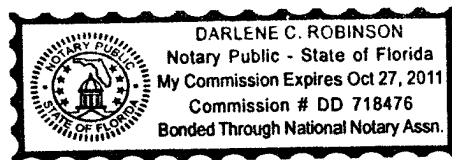
County of Bay

**Sworn To And Subscribed** before me on June 29, 2009, by **Dennis P. Landers and Tammy L. Landers, husband and wife** who are personally known to me or who have produced a valid driver's license as identification and who did not take an oath. This document has been notarized pursuant to Florida Statute, Chapter 668.

  
\_\_\_\_\_  
Notary Public

**DARLENE C. ROBINSON**  
\_\_\_\_\_  
Print Name

My Commission Expires: \_\_\_\_\_



{Notorial Seal}