

Prepared by
Phyllis McLawhorn, 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.: 1006-2151895

WARRANTY DEED

This indenture made on **July 16, 2009** A.D., by

Jeffrey R. Burton

whose address is: **4812 Palm Ave., Youngstown, FL 32466**
hereinafter called the "grantor", to

Richard D. Watson and Debbie P. Watson, husband and wife

whose address is: **6605 Bolivia Street, Youngstown, FL 32466**
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:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 13 WEST, BAY COUNTY, FLORIDA; THENCE S00°31'48"W, 660.0 FEET; THENCE N89°15'50"W, 510.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°15'50"W, 150.00 FEET; THENCE S00°31'48"W, 300.0 FEET TO THE NORTH RIGHT-OF-WAY LINE OF AN EXISTING 60.0 FOOT ROAD; THENCE S89°15'50"E, ALONG SAID RIGHT-OF-WAY LINE, 150.0 FEET; THENCE N00°31'48"E, 300.0 FEET TO THE POINT OF BEGINNING. ALSO KNOWN AS LOT 13, BLOCK "C" OF PANAMA PINES UNIT 1.

Grantor herein affirms above described property not homestead

Parcel Identification Number: **05288-245-000**

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.

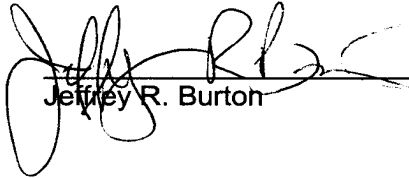
Together with a 1984 LIBE Mobile Home, I.D. # 02121714, as part of the real property herein conveyed.

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.

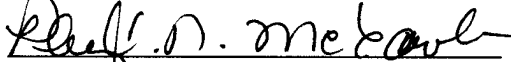
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2007.

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

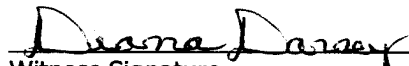


Jeffrey R. Burton

Signed, sealed and delivered in our presence:



Witness Signature
Phyllis N. McLawhorn
Print Name: _____

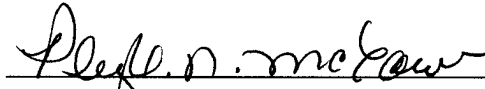


Witness Signature
Diana Darsey
Print Name: _____

State of **Florida**

County of **Bay**

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on **July 16, 2009**, by **Jeffrey R. Burton** who is/are personally known to me or has/have produced a valid driver's license as identification.



NOTARY PUBLIC
Phyllis N. McLawhorn

Notary Print Name
My Commission Expires: _____

