

**Prepared By and Return To:**  
Trucks & Associates, PLLC  
2211 Thomas Drive, Ste. 201  
Panama City, FL 32408

**File No.** 1000293

**Property Appraiser's Parcel I.D. (folio) Number(s)**  
34809-610-002

## WARRANTY DEED

THIS WARRANTY DEED dated August 27, 2010, by M & S Investment Properties, LLC, whose post office address is 1765 Beech Tree Road, Charleston, IL 61920, hereinafter called the grantor, to Vinit Patil, whose post office address is 515 Gentlemens RDG, Signal Mountain, TN 37377, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in Bay County, Florida, to wit:

Unit 102, Sterling Reef, a Condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 2578, Page 120, of the Public Records of Bay County, Florida, together with an undivided interest in the common elements if any, appurtenant thereto, subject to and in accordance with the covenants, conditions, restrictions, terms and other provisions of said Declaration.

Subject to easements, restrictions, reservations and limitations of record, if any.

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 31, 2009

**WARRANTY DEED**  
(Continued)

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Handwritten Signature]  
(Witness Signature)

M & S Investment Properties, LLC

[Handwritten Signature: Steven R. Drake]  
By: Steven R. Drake, Managing Member

[Handwritten Signature: Brenda M. Nolte]  
(Witness Signature)

1765 Beech Tree Road  
(Address)

[Handwritten Signature: Brenda M. Nolte]

Charleston, IL 61920  
(Address)

STATE OF Florida

COUNTY OF Bay

I, Grace Trucks, a Notary Public of the County and State first above written, do hereby certify that Steven R. Drake, managing member of M & S Investment Properties, LLC personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 27th day of August, 2010.

[Handwritten Signature]  
Notary Public

My Commission Expires:

(SEAL)

