

Prepared by and Return to:
Franklin R. Harrison, Esquire
Harrison, Sale, McCloy,
Duncan & Jackson, Chartered
Post Office Drawer 1579
Panama City, Florida 32405
850-769-3434
GP 2-902-FRH

Parent Parcel ID #40000-700-253

CORRECTIVE WARRANTY DEED

THIS CORRECTIVE WARRANTY DEED is made and entered into as of Nov 5, 2010, by **BNP INVESTMENT PROPERTIES, LLC**, a Florida limited liability company (Grantor), whose office address is 11501 Front Beach Road, Panama City Beach, Florida 32407, to

Charles Brown Sewell and Michaela Kay Sewell, husband and wife

having a mailing address of: 5530 Aven Road, Marietta, GA, 30068
("Grantee").

Wherever used herein, the terms "Grantor" and "Grantee" shall include all of the parties to this instrument and their heirs, legal representatives and assigns.

W I T N E S S E T H:

GRANTOR, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, remised, released, conveyed and confirmed unto said "Grantee" the following described land, situate and being in Bay County, Florida:

Condominium Unit 2-902, GRAND PANAMA BEACH RESORT CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Records Book 2942, Page 351, and amended by document recorded in Official Records Book 2953, Page 228, of the Public Records of Bay County, Florida.

This Corrective Warranty Deed is to correct the name of the Grantee on Special Warranty Deed Recorded in Book 3273, Page 1222.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

This conveyance is subject to:

- (a) Real Estate taxes and assessments for the current calendar year and all subsequent years;
- (b) Zoning ordinances, restrictions, prohibitions and other requirements imposed by governmental authority;
- (c) Easement granted to Southern Bell Telephone and Telegraph Company by instrument recorded in Deed Book 145, Page 154.
- (d) Conservation Easement Deed recorded in Official Records Book 2573, Page 2201.

- (e) Easement for Beach Restoration Easement, recorded in Official Records Book 1777, Page 1270.
- (f) Terms, conditions, covenants, restrictions and provisions of the following documents:
- a. Coastal Construction Control Line as set forth in instrument recorded in Official Records Book 1687, Page 1048;
 - b. 7-foot contour line as set forth in instrument recorded in Official Records Book 1810, Page 1039;
 - c. Erosion Control Line as set forth in Official Records Book 1793, Page 1625.
- (g) Reciprocal Easement Agreement (Condominium Parcels, Office Parcel and Retail Parcel) recorded on June 29, 2007 in Official Records Book 2942, Page 562.
- (h) Declaration of Condominium for Grand Panama Beach Resort Condominium, recorded on June 29, 2007, in Official Records Book 2942, Page 351, of the public records of Bay County, Florida.
- (i) Water and Sewer Easement recorded in Official Records Book 988, Page 1599.
- (j) Drainage Ditch Easement in favor of the State of Florida recorded in Official Records Book 456, page 137-139.
- (k) Terms and provisions of that certain lease to Bonefish/Gulf Coast, Limited Partnership in memorandum recorded in Official Records Book 2693, Page 2050 and re-recorded in Official Records Book 2752, Page 234 and related Subordination, Non-Disturbance and Attornment Agreement in Official Records Book 2696, Page 1069.
- (l) Memorandum of Agreement and Easement as set forth in instrument recorded in Official Records Book 2588, Page 1757.
- (m) Easement to Gulf Power Company by instrument recorded in Official Records Book 2772, Page 6.
- (n) Easement recorded in Official Records Book 2824, Page 497 and Book 2716, Page 1942.
- (o) Shared Facilities Agreement recorded on June 29, 2007, in Official Records Book 2942, Page 663.
- (p) Fiber Optic Easement Agreement recorded on June 29, 2007, in Official Records Book 2942, Page 544.
- (q) Utility Easement – City of Panama City Beach recorded on June 29, 2007 in Official Records Book 2942, Page 647.
- (r) Utility Easement – Gulf Power recorded on June 29, 2007 in Official Records Book 2942, Page 631.
- (s) Utility Easement – Knology recorded on June 29, 2007 in Official Records Book 2942, Page 615.

(t) All other conditions, restrictions, reservations, limitations and easements of record, if any, but this reference shall not operate to reimpose same.

GRANTOR hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor. Grantee, by acceptance and recordation of this Special Warranty Deed, expressly and specifically approves, accepts, covenants and agrees to be bound by and to assume performance of all of the applicable provisions and requirements set forth in the Declaration of Condominium and all amendments and/or supplements thereto.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal as of the day and year first above written.

Signed, sealed and delivered in our presence:

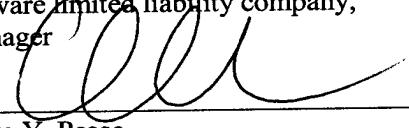
BNP INVESTMENT PROPERTIES, LLC., a Florida Limited liability company




Witness Signature

BNP Resort Management, LLC
a Delaware limited liability company,
its Manager

Print Name: S Webb

By: 

Clara Y. Pease
Its Authorized Agent



Witness Signature

Print Name: Paul Lewis

State of Florida
County of Bay

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on Nov 5, 2010, by Clara Y. Pease, as Director of Sales, Authorized Agent of BNP Resort Management, LLC, a Delaware limited liability company, as manager of BNP Investment Properties, LLC, a Florida limited liability company, on behalf of said entity, who is personally known to me.





NOTARY PUBLIC

Printed Name of Notary _____
My Commission Expires: _____