

This Instrument Prepared by: Judy I. Lipham
An Officer of Diamond Title Agency, Inc.
For Purposes of Title Insurance
File No. 10-25352J
Parcel ID No. 07751-480-000

Warranty Deed

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

Made NOV 22 2010, BETWEEN

James L. DeClerk and Mary L. DeClerk, husband and wife

whose post office address is: 8526 Kingswood Rd, Panama City, FL 32409
GRANTOR, and

Dane Matchkus a/k/a Dane De-Witt Matchkus



whose post office address is: 8505 Holland Road South, Panama City, Florida 32409
GRANTEE

WITNESSETH: That the said grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs, successors and assigns forever, the following described land, situated, lying and being in Bay County, Florida to-wit:

See Exhibit "A" attached hereto and made a part of

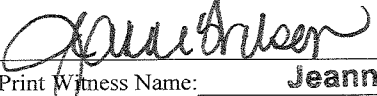
Subject to easements and restrictions of record, if any, which are specifically not extended or reimposed hereby.
Subject to 2011 taxes and assessments.

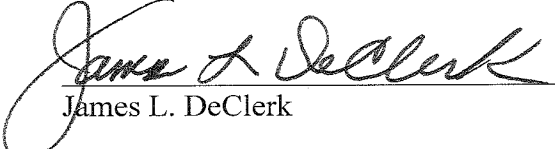
and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

SIGNED, SEALED & DELIVERED
IN THE PRESENCE OF:


Print Witness Name: Judy I. Lipham


Print Witness Name: Jeanne Wilson

 (Seal)
James L. DeClerk

(Seal)
~~XXXXXXXXXX~~

STATE OF Florida COUNTY OF Bay

I HEREBY CERTIFY, That on NOV 19, 2010, before me personally appeared James L. DeClerk ~~and Mary L. DeClerk, his husband and wife~~ who are/is personally known to me or have produced the identification identified below, who are/is the person(s) described in and who executed the foregoing instrument, and who after being duly sworn say that the execution hereof is their free act and deed for the uses and purposes herein mentioned.

THIS INSTRUMENT ACKNOWLEDGED before me the undersigned Notary Public by my hand and official seal, the day and year last aforesaid.

- () To me personally known
(x) Identified by Driver's License
() Identified by _____

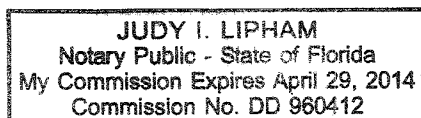
My Commission Expires: _____


Notary Public

Judy I. Lipham

Commission No.: _____

Please Print Or Type Name As It Appears

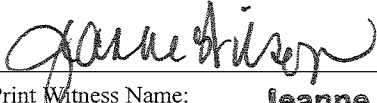


IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

SIGNED, SEALED & DELIVERED
IN THE PRESENCE OF:


Print Witness Name: Judy I. Lipham

Mary L. DeClerk (Seal)
Mary L. DeClerk


Print Witness Name: Jeanne Wilson

STATE OF Florida

COUNTY OF Bay

I HEREBY CERTIFY, That on November 22, 2010 , before me personally appeared Mary L. DeClerk, who are/is personally known to me or have produced the identification identified below, who are/is the person(s) described in and who executed the foregoing instrument, and who after being duly sworn say that the execution hereof is their free act and deed for the uses and purposes herein mentioned.

THIS INSTRUMENT ACKNOWLEDGED before me the undersigned Notary Public by my hand and official seal, the day and year last aforesaid.

- () To me personally known
(x) Identified by Driver's License
() Identified by _____

My Commission Expires: _____

Commission No.: _____


Notary Public

Judy I. Lipham
Please Print Or Type Name As It Appears

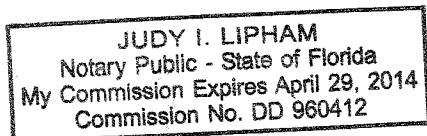


Exhibit "A"

Commencing at the Northwest corner of the Northeast quarter of Section 23, Township 2 South, Range 14 West, Bay County, Florida; thence S 01 degrees 52 minutes 16 seconds W, 444.14 feet (bearing and distance of record being S 01 degrees 46 minutes 26 seconds W, 444.00 feet); thence S 89 degrees 01 minutes 37 seconds E, 665.97 feet; thence S 01 degrees 52 minutes 47 seconds W, 314.16 feet (bearing and distance of record being S 01 degrees 46 minutes 26 seconds W, 313.94 feet); thence S 89 degrees 02 minutes 45 seconds E, 633.45 feet (bearing and distance of record being S 89 degrees 00 minutes 25 seconds E, 632.02 feet) to the West right of way line of Holland Road (a public 60 foot right of way); thence S 01 degrees 51 minutes 11 seconds W, along said West right of way line, 273.37 feet (bearing and distance of record being S 02 degrees 05 minutes 13 seconds W, 273.48 feet); thence S 02 degrees 40 minutes 53 seconds W along said West right of way line, 275.65 feet (bearing and distance of record being S 02 degrees 05 minutes 13 seconds W, 275.46 feet); thence leaving said West right of way line, proceed N 89 degrees 00 minutes 16 seconds W, 312.78 feet (bearing of record being N 88 degrees 59 minutes 53 seconds W) to the Point of Beginning; thence continue N 89 degrees 00 minutes 16 seconds W, 198.01 feet (bearing of record being N 88 degrees 59 minutes 53 seconds W); thence N 02 degrees 41 minutes 06 seconds E, 266.51 feet; thence N 89 degrees 58 minutes 20 seconds E, 198.13 feet (bearing of record being S 89 degrees 59 minutes 53 seconds E); thence S 02 degrees 40 minutes 53 seconds W, 270.06 feet to the Point of Beginning, being subject to a 25 foot "Ingress and Egress" Easement along the North and East side thereof, TOGETHER WITH a 25 foot "Ingress and Egress" Easement being more particularly described as follows:

25 FOOT "INGRESS & EGRESS EASEMENT:

Commencing at the Northwest corner of the Northeast quarter of Section 23, Township 2 South, Range 14 West, Bay County, Florida; thence S 01 degrees 52 minutes 16 seconds W, 444.14 feet (bearing and distance of record being S 01 degrees 46 minutes 26 seconds W, 444.00 feet); thence S 89 degrees 01 minutes 37 seconds E, 665.97 feet; thence S 01 degrees 52 minutes 47 seconds W, 314.16 feet (bearing and distance of record being S 01 degrees 46 minutes 26 seconds W, 313.94 feet); thence S 89 degrees 02 minutes 45 seconds E, 633.45 feet (bearing and distance of record being S 89 degrees 00 minutes 25 seconds E, 632.02 feet) to the West right of way line of Holland Road (a public 60 foot right of way); thence S 01 degrees 51 minutes 11 seconds W along said West right of way line, 273.37 feet (bearing and distance of record being S 02 degrees 05 minutes 13 seconds W, 273.48 feet); thence S 02 degrees 40 minutes 53 seconds W, along said West right of way line, 250.64 feet (bearing of record being S 02 degrees 05 minutes 13 seconds W) to the Point of Beginning; thence continue S 02 degrees 40 minutes 53 seconds W along said West right of way line, 25.01 feet (bearing of record being S 02 degrees 05 minutes 13 seconds W); thence leaving said West right of way line, proceed N 89 degrees 00 minutes 16 seconds W, 312.78 feet (bearing of record being N 88 degrees 59 minutes 53 seconds W); thence N 02 degrees 40 minutes 53 seconds E, 25.01 feet; thence S 89 degrees 00 minutes 16 seconds E, 312.78 feet to the Point of Beginning.

File Number: 10-25352J

Legal Description with Non Homestead
Closer's Choice