

This Instrument Prepared by: Judy I. Lipham
An Officer of Diamond Title Agency, Inc.
For Purposes of Title Insurance
File No. 11-25453J
Parcel ID No. 07751-057-000

Warranty Deed

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

Made January 18, 2011, BETWEEN

Leon Phipps and Polly A. Phipps, husband and wife

whose post office address is: 8843 South McCann Road, Panama City, Florida 32409
GRANTOR, and

 Joan L. Moghtaderi

whose post office address is: 3135 Cowan Road, 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:

Commence at the Southwest corner of the Northeast Quarter of Section 23, Township 2 South, Range 14 West, Bay County, Florida; thence North 01 degrees 46 minutes 26 seconds East, 30 feet; thence 88 degrees 58 minutes 07 seconds East 506.00 feet to the Point of Beginning; thence continue South 88 degrees 58 minutes 07 seconds East, 158.67 feet; thence North 02 degrees 00 minutes 00 seconds East, 274.53 feet; thence North 88 degrees 58 minutes 07 seconds West, 158.67 feet; thence South 02 degrees 00 minutes 00 seconds West, 274.53 feet to the Point of Beginning.

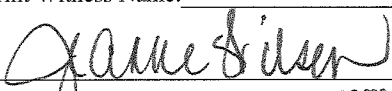
Subject to easements and restrictions of record, if any, which are specifically not extended or reimposed hereby.
Subject to 2011 taxes and assessments.

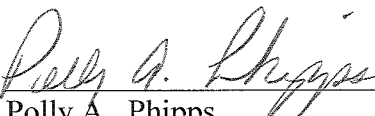
and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

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


Polly A. Phipps (Seal)

STATE OF Florida

COUNTY OF Bay

I HEREBY CERTIFY, That on JAN 10 2011, before me personally appeared Polly A. Phipps, 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
() Identified by Driver's License
() Identified by _____

My Commission Expires: _____


Notary Public

Commission No.: _____

Judy I. Lipham

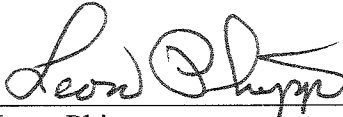
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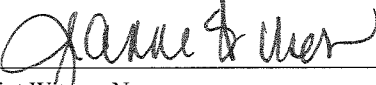
JUDY I. LIPHAM
Notary Public - State of Florida
My Commission Expires April 29, 2014
Commission No. DD 960412

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

 (Seal)
Leon Phipps


Print Witness Name: Jeanne Wilson

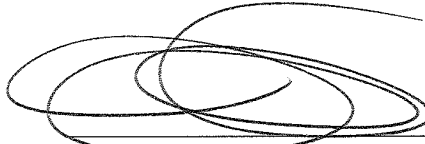
STATE OF Florida COUNTY OF Bay

I HEREBY CERTIFY, That on Jan 14, 2011, before me personally appeared Leon Phipps 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
(☒) Identified by Driver's License
() Identified by _____

My Commission Expires: _____


Notary Public

Commission No.: _____

Please Print Or Type Name As It Appears

