

Prepared by and Return To:  
**Burke Blue Hutchison Walters & Smith, P.A.**  
**16215 Panama City Beach Parkway**  
**Panama City Beach, FL 32413**

File No. **M913-25612**

Parcel ID #: **04172-200-002; 04172-200-003; 04172-200-004; 04172-200-006; 04172-200-007; 04172-200-008;**

Based On : **\$5,070,000.00**

Documentary Stamps Collected: **\$35,490.00**

### **WARRANTY DEED**

This Indenture made this 12<sup>th</sup> day of January, 2011, between **PARADISE SHORES OF BAY COUNTY, LLC**, a Florida limited liability company, whose post office address is: **2605 Thomas Drive Suite 150, Panama City Beach, FL 32408**, Grantor\*, and **MORIAH INVESTMENT PARTNERS**, a Texas general partnership and **HENRY TAW LP**, a Texas limited partnership, as tenants in common each having a **50% undivided interest**, whose Post Office address is: **303 West Wall Street, Suite 1500, Midland, TX 79701** Grantee\*.

**WITNESSETH**, That Grantor, for and in consideration of the sum of **TEN DOLLARS AND 00/100'S (\$10.00)** Dollars and other good and valuable considerations to Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee and Grantee's heirs and assigns forever the following described land, to-wit:

Unit No's. 101, 102, 103, 105, 106, 107, 108, 109, 110, 111, 200, 201, 202, 203, 205, 206, 207, 208, 209, 210, 211, 300, 301, 302, 303, 306, 308, 309, 310, 401, 402, 403, 405, 406, 408 and 410, Paradise Shores, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 2911, page 814, of the Public Records of Bay County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Subject to easements, restrictions and covenants of record to the extent shown on the attached Exhibit "A" and taxes for the current year, but mention herein does not serve to reimpose same.

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

And 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.

PARADISE SHORES OF BAY COUNTY, LLC, a Florida limited liability company

By: DURDEN ENTERPRISES II, INC., a Delaware corporation  
Its: Sole Member

*Michael E. Durden*  
Michael E. Durden, Chief Executive Officer

(CORPORATE SEAL)

*David Scott Helms*

David Scott Helms  
Witness (Please Print Name)

*Corinne A. Cox*

Corinne A. Cox  
Witness (Please Print Name)

State of Florida  
County of Bay

The foregoing instrument was acknowledge before me this 12<sup>th</sup> day of January, 2011 by **Michael E. Durden, Chief Executive Officer of DURDEN ENTERPRISES II, INC., a Delaware corporation, Sole Member of PARADISE SHORES OF BAY COUNTY, LLC, a Florida limited liability company on behalf of the company who:**

is personally known to me.  
 produced \_\_\_\_\_ as identification.

*Lisa L. Allen*  
Notary Public LISA L. ALLEN  
My Commission Expires: 11/29/2013

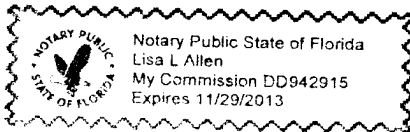


Exhibit A

- 1) Declaration of Condominium of Paradise Shores, recorded in O.R. Book 2911, page 814.
- 2) Declaration recorded in O.R. Book 2748, page 329.
- 3) Easement in instrument recorded at O.R. Book 2873, page 142 with Florida Power Corporation.
- 4) Declaration recorded in Deed Book 193, page 563, amended in Deed Book 196, page 141, Deed Book 237, page 417 and Deed Book 253, page 633.
- 5) Easement in instrument recorded at Deed Book 71, page 230, for Telephone and Telegraph Lines.
- 6) Easement in instrument recorded at O.R. Book 734, page 15.
- 7) Dedication set forth in O.R. Book 3, page 599 and O.R. Book 62, page 291.
- 8) Plat of Mexico Beach, Unit 2, as recorded in Plat Book 8, page 41.
- 9) Restrictions in Deed recorded in O.R. Book 207, page 265.
- 10) Terms, conditions, covenants, restrictions and provisions of the following documents:
  - a. Coastal Construction Control Line as set forth in instrument recorded in the Official Records of Book 1687, page 1048;
  - b. 7 foot contour line as set forth in instrument recorded in Official Records Book 1810, page 1039; and
  - c. Erosion Control Line as set forth in Official Records Book 1793, page 1625, all of the public records of Bay County, Florida.