

Return to:
Name:
Address:

This Instrument Prepared by:
Allison Carter
Stewart Title Company
8317 Front Beach Road, Suite 17-A
Panama City Beach, Florida 32407

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):

File No: 1100709 - 2601

WARRANTY DEED

This Warranty Deed Made the 28th day of February, 2011, by HW St. Andrews Condos LLC, hereinafter called the grantor, whose post office address is: 2101 Cedar Springs, Suite 1400, Dallas, TX 75201

to Susan Minor, whose post office address is: 4121 Cobalt Circle, Panama City Beach, FL 32407 hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$299,900.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Bay County, Florida, to wit:

Unit P101, Waterhaven f/k/a Magnolia Plantation on St. Andrews Bay, according to the Declaration of Condominium thereof recorded in Official Records Book 2904, Page 186, and as amended, of the Public Records of Bay County, Florida, together with an undivided interest in and to the common elements appurtenant thereto.

The property is not the homestead of the Grantor(s).

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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, reservations, restrictions and easements of record, if any.

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

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

**SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)**

Witness Signature: Stacy Huebner
Printed Name: STACY HUEBNER

Witness Signature: Ashley Noonan
Printed Name: Ashley Noonan

HW St Andrews Condos, LLC, A Florida Limited Liability Company

By: HW St Andrews, LLC, a Delaware Limited Liability Company, as sole member

By: Hayman Woods, LLC, A Texas Limited Liability Company, as sole member

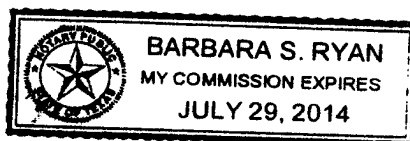
Clay Likover
By: Clay Likover, Executive Vice President

STATE OF Texas
COUNTY OF Dallas

Sworn and subscribed before me this 28th day of February, 2011, by Clay Likover as Executive Vice President of Hayman Woods LLC, who is personally known to me or who has produced a Driver's license as identification

My Commission expires:

(SEAL)



Notary Public Signature: Barbara S. Ryan
Printed Name: BARBARA S. RYAN
Serial Number: _____