

Prepared by and return to:  
J. Mark Fisher, Esq., 148 Miracle Strip Pkwy, SE  
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(850) 244-8989 or Toll Free 1-800-977-9733

The preparer hereof has not been requested  
to provide the accuracy of the legal  
description and assumes no liability for the same.

Property Appraiser's Parcel  
Identification No.: 11949-000-000, 15300-002-000, 15300-000-000, 32382-083-000,  
15300-010-000 and 15300-003-000

#### WARRANTY DEED

This Warranty Deed, executed March 1, 2011, between **ROLF R. MOSSBACHER**, a single man, of the County of Bay, State of Florida, (GRANTOR), whose post office address is 3120 Kings Drive, Panama City, FL 32405 and **ROLF R. MOSSBACHER, TRUSTEE**, or his successor in trust under **The ROLF R. MOSSBACHER TRUST DATED MARCH 1, 2011**, and any amendments thereto, (GRANTEE), of the State of Florida, County of Bay, whose post office address is 3120 Kings Drive, Panama City, FL 32405.

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, to said GRANTOR in hand paid by said GRANTEE, the receipt of which is hereby acknowledged, has granted, conveyed, bargained and sold to said GRANTEE and GRANTEE'S successors, and assigns forever the following described land situate in **Bay** County, Florida, to wit:

#### SEE ATTACHED EXHIBIT "A"

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. Where used herein the terms GRANTOR, GRANTEE and TRUSTEE shall be construed as singular or plural as the context requires.

This property is being transferred without consideration as a result of GRANTOR'S estate planning decisions, into GRANTOR'S Living Revocable Trust. An examination was not made of the title before transfer.

**ROLF R. MOSSBACHER**, as TRUSTEE, shall have the independent power and authority to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property conveyed by this deed.

If **ROLF R. MOSSBACHER** cannot continue to serve as TRUSTEE, then the Successor TRUSTEE shall be **ROBERT P. MOSSBACHER**. If **ROBERT P. MOSSBACHER** cannot serve or continue to serve as TRUSTEE, then the Successor TRUSTEE shall be **LAURA E. BROOKS**.

All Successor TRUSTEES are hereby granted the power to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this deed.

The powers of the TRUSTEE and all Successor TRUSTEES shall extend to any and all rights which the GRANTOR possesses in the above described real property; any deed, mortgage, or other instrument executed by the TRUSTEE shall convey all rights or interests of the GRANTOR including homestead; and the TRUSTEE is appointed as the attorney-in-fact for the GRANTOR to carry out this intent, which appointment shall be durable and shall not be affected by the incapacity of the GRANTOR.

Any person dealing with the TRUSTEE shall deal with said TRUSTEE in the order as set forth above. However, no person shall deal with a Successor TRUSTEE until one or more of the following have been received by said person or placed of record in the aforementioned county:

A. The written resignation of the prior TRUSTEE sworn to and acknowledged before a notary public.

B. A certified death certificate of the prior TRUSTEE.

C. The order of a court of competent jurisdiction adjudicating the prior TRUSTEE incompetent, or removing said TRUSTEE for any reason.

D. The written certificates of two physicians currently practicing medicine that the TRUSTEE is unable to manage his own affairs or is physically or mentally incapable of discharging the duties of TRUSTEE.

E. The written removal of a successor TRUSTEE and/or the appointment of an additional Successor TRUSTEE by the TRUSTOR sworn to and acknowledged before a notary public; this right being reserved to TRUSTOR, **ROLF R. MOSSBACHER**.

This conveyance is subject to restrictions, reservations, limitations, and easements of record, taxes for the current year and subsequent years, and all mortgages of record which the GRANTEE herein assumes and agree to pay.

EXECUTED MARCH 1, 2011.

Signed, sealed, and delivered  
in the presence of:

Jake Bush  
Print Name JAKE BUSH

R. Mossbacher  
ROLF R. MOSSBACHER

Tammy L. Quinlin  
Print Name Tammy L. Quinlin

STATE OF FLORIDA  
COUNTY OF BAY

The foregoing instrument was acknowledged before me this March 1, 2011 by **ROLF R. MOSSBACHER**, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did not take an oath.

Notary Seal and commission  
expiration stamp:

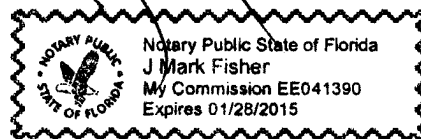


EXHIBIT "A"  
(1 of 3)

11949-000-000

Avon Road property, Bay County, Florida, more particularly described as:  
Begin at the Southeast Corner of Lot 57, according to plat of St. Andrews Bay Development Company's Plat of fractional Section 25, Township 3 South, Range 14 West; thence North 165 feet; thence West 75 feet; thence South 165 feet; thence East 75 feet to the Point of Beginning, LESS AND EXCEPT the South 15 feet for County road right of way.

AND ALSO

15300-002-000

Beginning at the Northwest corner of North half of West half of Southeast Quarter of Northeast Quarter of Southeast Quarter of Section 2, Township 4 South, Range 14 West; thence East 82 feet for Point of Beginning; thence South 80 feet; thence East 64 feet; thence North 80 feet; thence West 64 feet to Point of Beginning.

AND ALSO

15300-000-000

COMMENCE AT THE NORTHWEST CORNER OF THE NORTH HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA; THENCE EAST FOR 146 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE EAST FOR 34 FEET; THENCE SOUTH FOR 100 FEET; THENCE EAST FOR 150 FEET; THENCE SOUTH FOR 230 FEET; THENCE WEST FOR 130 FEET; THENCE NORTH FOR 186 FEET; THENCE WEST FOR 120 FEET; THENCE NORTH FOR 64 FEET; THENCE EAST FOR 66 FEET; THENCE NORTH FOR 80 FEET TO THE POINT OF BEGINNING.

AND ALSO

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EXHIBIT "A"  
(2 of 3)

32382-083-000

Condominium Unit 722 of Regency Towers, 5801 Thomas Drive, Panama City Beach, Bay County, Florida, more particularly described as follows:

Condominium Unit number 722 of Regency Towers, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 516, at page 267 as amended in Official Records Book 521, at page 157, Official Records Book 532, at page 252, Official Records Book 611, page 164; Official Records Book 611, page 166 and Official Records Book 611, page 168, and Supplemental Declaration of Condominium thereof recorded in Official Records Book 870, Page 193, and amendment recorded in Official Records Book 1074, page 1670, and Certificate of Amendment of the By-Laws recorded in Official Records Book 1193, page 1659, Official Records Book 1242, Page 681, Official Records Book 1404, Page 1192, Official Records Book 1876, Page 1041 and Official Records Book 1897, Page 895 of the Public Records of Bay County, Florida. Together with an undivided share in the common elements appurtenant thereto, and together with and subject to the terms, provisions and conditions in the Declaration of Condominium.

AND ALSO

15300-010-000

810 Detroit Avenue, Panama City, Bay County, Florida, more particularly described as:

Commence at the Northwest Corner of North  $\frac{1}{2}$  of West  $\frac{1}{2}$  of Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Southeast  $\frac{1}{4}$  of Section 2, Township 4 South, Range 14 West; thence South 144 feet for Point of Beginning; thence East 200 feet; thence South 86 feet; thence West 200 feet; thence North 86 feet to the Point of Beginning.

AND ALSO

15300-003-000

Beginning at the Northwest corner of North half of West half of Southeast Quarter of Northeast Quarter of Southeast Quarter of Section 2, Township 4 South, Range 14 West; thence South 80 feet for Point of Beginning; thence East 80 feet; thence South 64 feet; thence West 80 feet; thence North 64 feet to the Point of Beginning.

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EXHIBIT "A"  
(3 of 3)

LESS AND EXCEPT

Beginning at the Northwest Corner of the North Half of the West Half of the Southeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 2, Township 4 South, Range 14 West, Bay County, Florida; thence South 103.29 feet for Point of Beginning; thence S89°29'22"E for 80.00 feet; thence South 18.00 feet; thence N89°29'22"W for 80.00 feet; thence North 18.00 feet to the Point of Beginning.

LESS AND EXCEPT

Beginning at the Northwest Corner of the North Half of the West Half of the Southeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 2, Township 4 South, Range 14 West, Bay County, Florida; thence South 121.29 feet for the POINT OF BEGINNING; thence East 80 feet; thence South 22.70 feet; thence West 80 feet; thence North 22.71 feet to the POINT OF BEGINNING.