

Prepared by
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First American Title Insurance Company d/b/a Bay County Land & Abstract Company
8128 Front Beach Road, Suite A
Panama City Beach, Florida 32407
(850)235-2685

Return to: Grantee

File No.: 1010-2536638

WARRANTY DEED

This indenture made on **May 06, 2011 A.D.**, by

William D. Byrd, conveying separate and non-homestead property

whose address is: **6415 Thomas Drive, #1503, Panama City Beach, FL 32408**
hereinafter called the "grantor", to

Bugster's Properties, LLC, a Georgia limited liability company

whose address is: **6940 West Highway 37, Camilla, GA 31730**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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:

Condominium Unit 902, THE PRINCESS, A CONDOMINIUM, together with an undivided share in the common elements which are appurtenance to the Unit, and subject to the terms, conditions, easements, and reservations, contained in the Declaration of Condominium recorded in Bay County Official Records Book 1999, Page 1250 amended in Book 2277, Page 1932, Book 2277, Page 1933 and Book 2834, Page 748. Together with all of its appurtenances according to the Declaration of Condominium. Subject, however, to all of the provisions of the Declaration of Condominium.

Parcel Identification Number: **30580-138-000**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 December 31st of 2010.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

William D. Byrd
William D. Byrd

Signed, sealed and delivered in our presence:
Dean R. Holder
Witness Signature

Print Name: DEAN R. HOLDER

Deborah J. Ashley
Witness Signature

Print Name: DEBORAH J. ASHLEY

State of **FL**

County of **Bay**

The Foregoing Instrument Was Acknowledged before me on **May 06, 2011**, by **William D. Byrd** who is/are personally known to me or who has/have produced a valid driver's license as identification.

Dean R. Holder
Notary Public

(Printed Name)

My Commission expires: _____

