

Prepared by
Dean Holder, an employee of
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.: 1010-2593957

WARRANTY DEED

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

James J. Pigneri, a single man

whose address is: , 2400 ~~Arthur Ave.~~ ^{West 10th Street}, Panama City, FL 32401
hereinafter called the "grantor", to

Lupine Land, LLC

whose address is: , P.O. Box 15112, Panama City, FL 32406
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:

Lots 10 and 11, Block 24 in the Northeast Quarter of Section 1, Township 4 South, Range 15 West, Bay County, Florida, LESS the East 40 feet thereof, together with the East One-Half of Chestnut Avenue extended North from the North line of Twelfth Street to the waters of Lake Ware. There is excepted from the warranty provisions hereof so much of such property as is overflowed by Lake Ware and the portion lying within the closed part of Chestnut Avenue.

Parcel Identification Number: **29800-000-000**

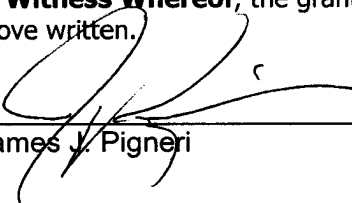
Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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.

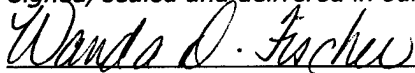
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful 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.




James J. Pigneri

Signed, sealed and delivered in our presence:



Witness Signature
WANDA D. FISCHER
Print Name: _____

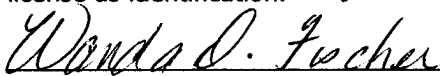


Witness Signature
Print Name: **DEBORAH J. ASHLEY**

State of **FL**

County of **Bay**

The Foregoing Instrument Was Acknowledged before me on **September 06, 2011**, by **James J. Pigneri, a single man** who is/are personally known to me or who has/have produced a valid driver's license as identification.



Notary Public

(Printed Name)

My Commission expires: _____

