

Return to:	JoAnn Ferguson
Name:	SETCO Services, LLC - Seacrest
Address:	10343 County Hwy 30-A Unit 103 Panama City Beach, FL 32413
This Instrument Prepared:	
	JoAnn Ferguson
	SETCO Services, LLC - Seacrest
	10343 County Hwy 30-A Unit 103 Panama City Beach, FL 32413

Documentary Stamp Taxes were collected in the amount of (\$1,190.00) based on the purchase price amount of (\$170,000.00)

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):38466-518-000
File No: S01134

SPECIAL WARRANTY DEED
(Corporation)

STATE OF FLORIDA

COUNTY OF BAY

This Warranty Deed Made the June 22, 2012, by Gulf Dreams, LLC, a Missouri limited liability company, hereinafter referred to as the Grantor, whose post office address is: P. O. Box 83, Halltown, MO 65664, to

Mary Barone Martin, a single woman, hereinafter referred to as the Grantee, whose post office address is: 2123 Harding Place, Murfreesboro, TN 37129

WITNESSETH: That said Grantor, for and in consideration of the sum of \$10.00 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, viz:

Unit 1706 of Celadon Beach, a Condominium, all as set forth in the Declaration of Condominium and the Exhibits annexed thereto and forming a part thereof, recorded in Official Records Book 2416, Page(s) 1622 through 1709, inclusive, of the Public Records of Bay County, Florida, and as may be amended from time to time, together with all of its appurtenances according to the Declaration of Condominium. Subject, however, to all of the provisions of the Declaration of Condominium.

The property is not the homestead of the Grantor.

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 **January 1, 2012** 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.

Witness No.1 Signature: _____

Printed Name: _____

Witness No. 2 Signature: _____

Printed Name: _____

Gulf Dreams, LLC,
a Missouri limited liability company

By: _____

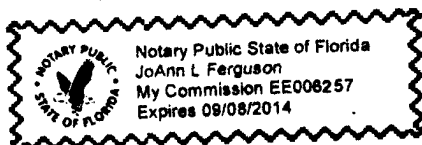
Jerrie L. Baum

Its: Authorized Member

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this the 22nd day of June, 2012, by **Jerrie L. Baum as Authorized Member of Gulf Dreams, LLC, a Missouri limited liability company**, who is known to me or who has produced _____ as photo identification.

(AFFIX NOTARY SEAL HERE)



Notary Public

Print Name: _____

My Commission Expires: _____