

54,000.00

Warranty Deed

This Indenture, made , October 3, 2012 A.D.

Between

KGrant, LLC whose post office address is: 114 Carolyn Avenue, Panama City Beach, Florida 32407 a limited liability company existing under the laws of the State of Florida, Grantor and **Local T-Shirts, Inc** whose post office address is: 9875 Thomas Drive, Panama City Beach, Florida 32407, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Bay, State of Florida, to wit:

COMMENCE AT A POINT ON THE NORTH RIGHT OF WAY LINE OF U. S. HIGHWAY 98 WHERE SAID HIGHWAY INTERSECTS THE RANGE LINE DIVIDING RANGES 15 AND 16 WEST; THENCE NORTH ALONG SAID RANGE LINE 420 FEET TO THE SOUTH BOUNDARY LINE OF CLARENCE STREET; THENCE NORTHEASTERLY ALONG THE SOUTH BOUNDARY LINE OF CLARENCE STREET 472.5 FEET FOR POINT OF BEGINNING; THENCE CONTINUE NORTHEASTERLY ALONG THE SOUTH BOUNDARY LINE OF CLARENCE STREET, 52.5 FEET; THENCE SOUTH 210 FEET; THENCE SOUTHWESTERLY AND PARALLEL TO CLARENCE STREET, 52.5 FEET; THENCE NORTH 210 FEET TO POINT OF BEGINNING; BEING IN AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 15 WEST.

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel Identification Number: 27583-000-000

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

KGrant, LLC

By: *Karen T Grant*
Karen T Grant, Trustee
Its: MGMR

Signed and Sealed in Our Presence:

Pat Diamond

Witness Print Name: Pat Diamond

TERRI MERGLEWSKI

Witness Print Name: TERRI MERGLEWSKI

State of Florida
County of Bay

The foregoing instrument was acknowledged before me this 3rd day of October, 2012, by Karen T Grant, Trustee, the MGMR of KGrant, LLC, a limited liability company existing under the laws of the State of Florida, on behalf of the limited liability company. She is personally known to me.

Pat Diamond (Seal)
Notary Public **Pat Diamond**
Notary Printed Name: _____

My Commission Expires::

Prepared by:
Pat Diamond, an employee of
Diamond Title Agency, Inc.,
11053 Hutchison Boulevard
Panama City Beach, Florida 32407
File Number: 12-27615

