

Prepared By and Return To:

Kimberlee Petitjean (SP\$217,000.00)
Bonney & Associates, PA
7911 Thomas Drive, Suite 4
Panama City, FL 32401

File No. 2012.1091B

Property Appraiser's Parcel I.D. (folio) Number(s)
40000-200-055

WARRANTY DEED

THIS WARRANTY DEED dated December 20, 2012, by Edward W. Brownell, III and Janet J. Brownell, husband and wife, whose post office address is 40 Summit Lane, North Oaks, MN 55127, hereinafter called the grantor, to Ginger G Richter, an unmarried woman, whose post office address is 161 Lane D Mills Mountain View Drive, Garden Valley, Idaho 83622, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in Bay County, Florida, to wit:

Unit 1202 of Ocean Villa, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 2850, Page(s) 1679, of the Public Records of Bay County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Subject to easements, restrictions, reservations and limitations of record, if any.

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 31, 2012

WARRANTY DEED
(Continued)

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

1 John W. Corlin
(Witness/Signature)

✓ John W. Corlin

2 Jeff Bergh
(Witness/Signature)

✓ Jeff Bergh

Edward W. Brownell, III
Edward W. Brownell, III

✓ Janet J. Brownell
Janet J. Brownell

40 Summit Lane
(Address)

North Oaks, MN 55127
(Address)

STATE OF Minnesota
COUNTY OF Anoka

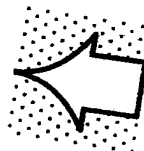
✓ I, the undersigned, a Notary Public of the County and State first above written, do hereby certify that Edward W. Brownell, III and Janet J. Brownell, husband and wife personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 17th day of December, 2012.

Margaret M. Gibeau
Notary Public

My Commission Expires: 1-31-15

(SEAL)



NOTARIZE