

Prepared by:
Nikki Conner
Advantage Land & Title, LLC
831 Magnolia Avenue
Panama City, Florida 32401

File Number: ALT-13-1242

General Warranty Deed

Made this April 19, 2013 A.D. By **Donald N. Drye and Joyce R. Drye, husband and wife**, hereinafter called the grantor, to **Aaron C. Van Tassel**, whose post office address is: 6646 Harbour Blvd. Panama City Beach, FL 32407 hereinafter called the grantee:

(Whenever used herein the term "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 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, viz:

See Attached Schedule "A"

Parcel ID Number: 27338-009-200

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 December 31, 2012.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

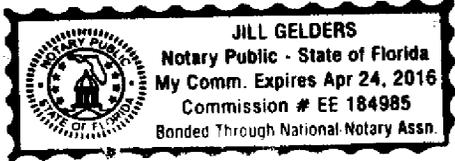
Signed, sealed and delivered in our presence:

Mary Dolaw Donald N. Drye (Seal)
Witness Printed Name Mary Dolaw Donald N. Drye

Betty D. Newman Joyce R. Drye (Seal)
Witness Printed Name Betty D. Newman Joyce R. Drye

State of FLORIDA
County of CITRUS

The foregoing instrument was acknowledged before me this 19 day of April, 2013, by Donald N. Drye and Joyce R. Drye, husband and wife, who is/are personally known to me or who has produced FLDL as identification.



Jill Gelders
Notary Public
Print Name: JILL GELDERS
My Commission Expires: _____

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"Schedule A"

Tract 20:

Commence at the Southwest corner of Lot 1, Block "B", Bayside Park Unit No. 1, as per plat recorded in Plat Book 11, Pages 74 and 75, on file with the Clerk of the Circuit Court of Bay County, Florida; thence South 00 degrees 24 minutes 35 seconds West along the existing East right of way line of Wildwood road (a public 66 foot right of way) for 52.25 feet to the point of curvature of a curve concave to the Northeast, having a radius of 35.00 feet, a central angle of 90 degrees 18 minutes 26 seconds, and being subtended by a chord bearing of South 44 degrees 12 minutes 21 seconds East for 49.63 feet; thence Southeasterly along said curve an arc distance of 55.17 feet to the point of tangency of said curve; thence South 88 degrees 57 minutes 46 seconds East along the Northerly right of way line of Harbour Boulevard (a private 50 foot right of way) for 232.36 feet to the point of curvature of a curve concave to the North, having a radius of 2,931.07, a central angle of 03 degrees 52 minutes 31 seconds, and being subtended by a chord bearing North 89 degrees 05 minutes 55 seconds East for 198.22 feet; thence Northeasterly along said curve an arc distance of 198.25 feet to the point of tangency in said curve; thence North 87 degrees 09 minutes 44 seconds East, along said Northerly right of way line for 428.68 feet to the point of curvature of a curve concave to the South, having a radius of 1,778.09 feet, a central angle of 07 degrees 10 minutes 51 seconds, and being subtended by a chord bearing South 89 degrees 14 minutes 50 seconds East for 222.70 feet; thence Northeasterly along said curve an arc distance of 222.85 feet to the point of tangency in said curve; thence South 85 degrees 39 minutes 25 seconds East along said Northerly right of way line for 202.04 feet to the Point of Beginning; thence continue South 85 degrees 39 minutes 25 seconds East along said Northerly right of way line for 50.51 feet; thence leaving said Northerly right of way line, run North 00 degrees 03 minutes 34 seconds West for 71.0 feet, more or less, to the water's edge of a tidal canal; thence Southwesterly along said water's edge for 50.5 feet, more or less, to a point that bears North 00 degrees 03 minutes 34 seconds West from the Point of Beginning; thence South 00 degrees 03 minutes 34 seconds East for 69.2 feet, more or less, to the Point of Beginning.