

This Instrument prepared by:

***Joan L. Moghtaderi
3135 Cowan Road
Panama City, Florida 32409***

WARRANTY DEED - INDIVID. TO INDIVID.

****Clerk's Office Use Only****

This Warranty Deed Made on this 22nd day of March, 2013, by and between:

***Joan L. Moghtaderi, a single woman
3135 Cowan Road
Panama City, Florida 32409***

hereinafter called the grantor, to

***David Moghtaderi
3135 Cowan Road
Panama City, Florida 32409***

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 Ten and no/100 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, allens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Bay County, Florida to viz:

Bay County Property Appraiser's RE# 07751-057-000

Commence at the Southwest corner of the Northeast Quarter of Section 23, Township 2 South, Range 14 West, Bay County, Florida; thence North 01 degrees 46 minutes 26 seconds East, 30 feet; thence South 88 degrees 58 minutes 07 seconds East 506.00 feet to the Point of Beginning; thence continue South 88 degrees 58 minutes 07 seconds East, 158.67 feet; thence North 02 degrees 00 minutes 00 seconds East, 274.53 feet; thence North 88 degrees 58 minutes 07 seconds West, 158.67 feet; thence South 02 degrees 00 minutes 00 seconds West, 274.53 feet to the Point of Beginning.

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.

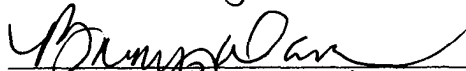
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2012; restrictions, reservations, and easements of record.

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:

WITNESSES:


(PRINT OR TYPE NAME) Meghan L. Zabrock


(PRINT OR TYPE NAME) Bunny Warren

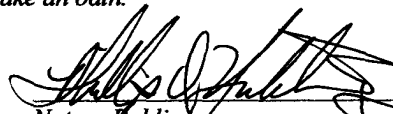

[L.S.] Joan L. Moghtaderi

[L.S.]

STATE OF Florida
COUNTY OF Bay

The foregoing instrument was acknowledged before me this 20th day of March, 2013, by Joan L. Moghtaderi, who are () personally known to me or who have (X) produced photo identification and who did not take an oath.

(seal)


Notary Public

Notary Public - Printed Name
My Commission Expires:

