

THIS INSTRUMENT PREPARED BY:  
**Brian Leebrick, Esq.**  
**BARRON & REDDING, P.A.**  
220 McKenzie Avenue  
Panama City, FL 32401  
(850) 785-7454

RE# 40000-675-073

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made this 28th day of June, 2013, between **Shores of Panama LLC, a Delaware limited liability company**, the principal place of business of which is 4706 18th Avenue, Brooklyn, NY, 11204, ("Grantor"), and **Robert M. Holden and Donna Holden, husband and wife**, whose address is 350 Cedar Point Lane, Killen, AL, 35645, ("Grantee"),

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, paid by Grantee to Grantor, the receipt and sufficiency of which Grantor hereby acknowledges, does hereby grant, bargain, and sell to the Grantee, and Grantee's successors and assigns forever, the following described real property, situate, lying, and being in the County of Bay, State of Florida, to-wit:

Condominium Unit: **627**

SHORES OF PANAMA II, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Records Book 2835, Page 434, restated and amended by document recorded in Official Records Book 2993, Page 1997, and as may be further amended from time to time, all of the Public Records of Bay County, Florida. Subject, however, to the provisions of the Declaration of Condominium.

("Property").

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.

SUBJECT TO easements, reservations, rights of way, mineral interests of record, and taxes for the current year.

AND Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of any persons claiming by, through, or under Grantor, but against none other.

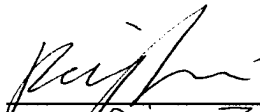
IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its duly authorized officer on the day and year first above written.

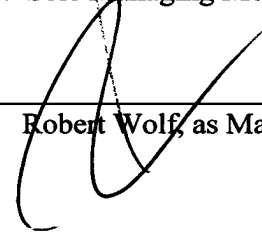
Signed, sealed & delivered  
in the presence of:

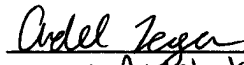
SHORES OF PANAMA LLC, a  
Delaware limited liability company

By: Shores of Panama Member LLC, a  
Delaware limited liability company  
As Its: Managing Member

By: Wolf Realty Holdings LLC  
As Its: Sole Managing Member

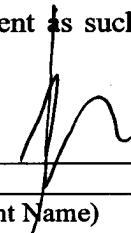
  
\_\_\_\_\_  
Print Name: Pinna Zureavin

By:   
\_\_\_\_\_  
Robert Wolf, as Manager

  
\_\_\_\_\_  
Print Name: Ardel Kagan

STATE OF NEW YORK  
COUNTY OF KINGS

The foregoing instrument was acknowledged before me this 26 day of June, 2013, by Robert Wolf, who is personally known to me be the person described in and who executed the foregoing instrument as Manger of Wolf Realty Holdings LLC, the sole Manager of Shores of Panama Member LLC, the sole Managing Member of Shores of Panama LLC, a Delaware limited liability company authorized to transact business in the State of Florida. He has acknowledged before me that he executed the foregoing instrument as such officer in the name and on behalf of the company.

  
\_\_\_\_\_  
\_\_\_\_\_  
(Print Name)

Notary Public  
Commission # \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

JOSHUA OSTREICHER  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01OS6147196  
Qualified in Kings County  
My Commission Expires 05/30/2014