

THIS DOCUMENT PREPARED FROM  
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GRANTORS; ACCURACY OF LEGAL  
DESCRIPTION OR MARKETABILITY  
OF TITLE IS NOT GUARANTEED BY  
THE PREPARER:

Joy Marler Masters, Esq.  
Florida Bar #0854581  
BURKE BLUE HUTCHISON WALTERS & SMITH, P.A.  
P.O. Box 70  
Panama City, Florida 32402  
(850) 769-1414

33105-000-000, 14096-000-000, and 14094-000-000  
Property Appraiser's Parcel  
Identification Number(s)

Burke Blue File Number: B1171-27935

Consideration: \$10.00

#### **WARRANTY DEED**

The Grantor, **James David Barr, Jr.**, an un-remarried widow, whose mailing address is 2206 Edgewood Drive, Panama City, FL 32405, in consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration received from the Grantee, hereby grants and conveys to the Grantee, **James David Barr, Jr., as Trustee of the James David Barr, Jr. Trust Dated May 8, 2013**, the real property in Bay County, Florida, described as follows:

**See Attached Exhibit A, Attached hereto and made a part hereof.**

This Property is not the Homestead of the Grantor.

Full power and authority are conferred upon the Grantee, as Trustee, to protect, conserve, sell, lease and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of the Grantor to vest in the Trustee full rights of ownership as authorized and contemplated by Section 689.071, Florida Statutes. The James David Barr, Jr. Trust dated May 8, 2013 is a Revocable Living Trust.

The Grantor warrants that the property is free of all encumbrances, except the lien for real estate taxes not yet due and payable and restrictions, reservations, and easements of record, and that lawful seisin of and good right to convey the

property are vested in the Grantor. The Grantor hereby fully warrants the title to the property and will defend the same against the lawful claims of all persons.

Signed on May 8, 2013.

Signed in the presence of:

Ashley L. Pietro  
Witness: Ashley L. Pietro

James D. Barr, Jr.  
James David Barr, Jr.

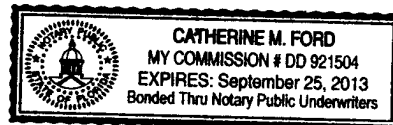
Mary D. Pope  
Witness: Mary D. Pope

STATE OF FLORIDA  
COUNTY OF BAY

The foregoing instrument was acknowledged before me on May 8, 2013, by James David Barr, Jr.

Personally Known \_\_\_\_\_  
Produced Identification FLDL  
Type of Identification \_\_\_\_\_

CMF  
Notary Public--State of Florida  
Print Notary Name: \_\_\_\_\_  
My Commission Number is: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



## Exhibit A

### Parcel 1:

Bay County Property Appraiser's Parcel ID #: 33105-000-000

Street Address: 204 Palm Circle, Panama City Beach, FL

Lot nine (9) in  
Block four (4) of Gulf Highlands, Unit two, according to the recorded plot  
thereof now on file in the office of the Clerk of the Circuit Court of Bay  
County, Florida.

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### Parcel 2:

Bay County Property Appraiser's Parcel ID #: 14096-000-000

Street Address: 2204 Edgewood Drive, Panama City, FL

Lot Twenty Six (26) Edgewood Subdivison, According to the  
Plat on file in office of the Clerk of the Ceircuit of Bay  
County, Florida in Plat Book 8, Page 68-A, and subject to the  
restrictions recorded in Bay County Deed 212, Page 455.

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### Parcel 3:

Bay County Property Appraiser's Parcel ID #: 14094-000-000

Street Address: 2208 Edgewood Drive, Panama City, FL

Lot 24, Edgewood, according to that certain Plat  
recorded in Plat Book 8, page 68-A, public records  
of Bay County, Florida, together with all improve-  
ments located thereon.