

Prepared by and return to:
Nicole L Smith
Employee
Porath & Associates, P.A.
600 Grand Boulevard Suite 201
Destin, FL 32550
850-622-0102
File Number: 13-336
Will Call No.:

Parcel Identification No. 35271-354-000

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Warranty Deed
(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 19th day of August, 2013 between Richard E. Waldner and Sheila S. Waldner, husband and wife whose post office address is 1101 Prospect Promenade, Panama City Beach, FL 32413 of the County of Walton, State of Florida, grantor*, and Mark J. Dragonette and Penny L. Dragonette, husband and wife whose post office address is P. O. Box 611116, Rosemary Beach, FL 32461 of the County of Walton, State of Florida, grantee*,

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Bay County, Florida, to-wit:

Lot EII-9, Wild Heron Phase II, according to the map or plat thereof as recorded in Plat Book 18, Page 62, Public Records of Bay County, Florida.

Subject to any and all restrictions made as a condition to the sale, short sale, or resale of the subject property by former mortgagees, including, but not limited to date restrictions, price restrictions, purchaser restrictions, and/or refinance restrictions that may be contained in the short sale approval letter, payoff letter, deeds or present or future purchase contracts.

Subject to taxes for current year and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

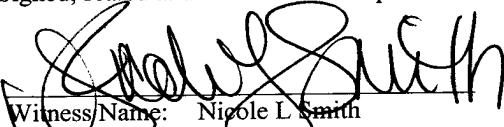
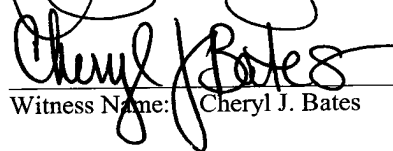
Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

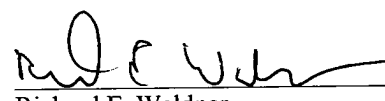

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

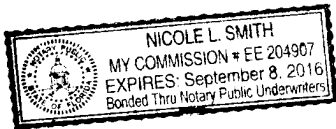

Witness Name: Nicole L. Smith

Witness Name: Cheryl J. Bates

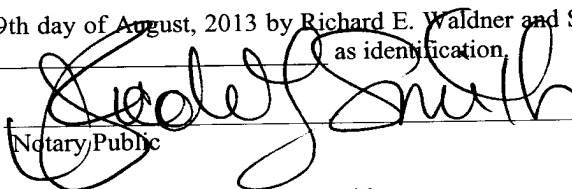

Richard E. Waldner (Seal)

Sheila S. Waldner (Seal)

State of Florida
County of Bay

The foregoing instrument was acknowledged before me this 19th day of August, 2013 by Richard E. Waldner and Sheila S. Waldner, who ☐ are personally known or ☒ have produced _____ as identification.

[Notary Seal]




Notary Public
Printed Name: Nicole L Smith

My Commission Expires: September 8, 2016