

Return **Maureen Richardson**
to:
Name: **SETCO Services, LLC - Panama City**
Address: **7714 Front Beach Rd. Unit C**
Panama City Beach, FL 32407
This Instrument Prepared:
George T. Brannon, Jr.
SETCO Services, LLC - Panama City
7714 Front Beach Rd. Unit C
Panama City Beach, FL 32407

Documentary Stamp Taxes were collected in the amount of (770.00) based on the purchase price amount of (\$110,000.00).
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as a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s): **27343-549-000**
File No: **B02147**

WARRANTY DEED

STATE OF FLORIDA

COUNTY OF Bay

This Warranty Deed Made **September 4, 2013**, by **James Michael Turner, a/k/a J. Mike Turner and Sandra Bolus Turner, a/k/a Sandy B. Turner, Co-Trustees of the James Michael Turner and Sandra Bolus Turner Family Trust dated January, 16, 2004**, hereinafter referred to as the Grantor, whose post office address is: 3742 Coco Lake Drive, Coconut Creek, FL 33073, to

Eduard Chmela, a single man and Vladimir Smoliakov, a single man hereinafter referred to as the Grantee, whose post office address is: 149 Kimberly Drive, Panama City Beach, FL 32407.

WITNESSETH: That said Grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable consideration, the 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:

Lots 11 & 12, Block C, Dolphin Bay, Phase One, according to the map or plat thereof, as recorded in Plat Book 17, Page(s) 35 & 36, of the Public Records of Bay County, Florida.

Said property is not the homestead property of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

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 January 1, 2013, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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:

Signed, sealed and delivered in our presence:

X Witness No. 1 Signature: [Signature] James Michael Turner, a/k/a J. Mike
 Printed Name: Crystal McCarth Turner and Sandra Bolus Turner, a/k/a
 Sandy B. Turner, Co-Trustees of the
 X Witness No. 2 Signature: [Signature] James Michael Turner and Sandra Bolus
 Printed Name: Daya Carrera Turner Family Trust dated January, 16,
 2004

X [Signature]
 James Michael Turner, a/k/a J. Mike
 Turner as Co- Trustee

X [Signature]
 Sandra Bolus Turner, a/k/a Sandy B.
 Turneras Co - Trustee

X [Signature]
 James Michael Turner, a/k/a Mike Turner,
 Individually

X [Signature]
 Sandra Bolus Turner, a/k/a Sandy B.
 Turner, Individually

STATE OF Florida
 COUNTY OF Broward

The foregoing instrument was acknowledged before me this the 4th day of September, 2013, by
 James Michael Turner, a/k/a J. Mike Turner and Sandra Bolus Turner, a/k/a Sandy B. Turner,
 who is known to me or who has produced FLDL as photo identification.

(AFFIX NOTARY SEAL HERE)

[Signature]
 Notary Public
 Printed Name: Erik Veljan
 My Commission Expires: 4-11-14

