

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:
 Maureen Richardson
 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 (\$2,641.25) based on the purchase price amount of (\$377,322.00).
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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): **34030-100-970**
File No: **B01989**

WARRANTY DEED

STATE OF FLORIDA

COUNTY OF Bay

This Warranty Deed Made **September 3, 2013**, by **HBC Homes, LLC, a Florida Limited Liability Company**, hereinafter referred to as the Grantor, whose post office address is: 19211 Panama City Beach Pkwy, Panama City Beach, FL 32413, to

James B. Dean and Colee Lynn Dean, husband and wife hereinafter referred to as the Grantee, whose post office address is: 139 Marlin Circle, Panama City Beach, FL 32408.

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:

Lot 132, Breakfast Point Phase 2B, according to the map or plat thereof, as recorded in Plat Book 24, Page(s) 72, 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:

Witness No. 1 Signature: [Signature]
Printed Name: Richard J. Spierloh

Witness No. 2 Signature: [Signature]
Printed Name: Maureen Richardson

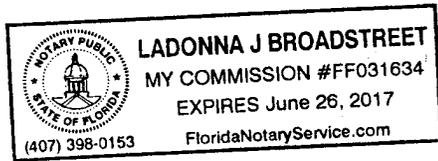
HBC Homes, LLC, a Florida Limited Liability Company

[Signature]
BY: Matt Brandman
ITS: Manager

STATE OF FL
COUNTY OF Bay

The foregoing instrument was acknowledged before me this the 4th day of September, 2013, by Matt Brandman as Manager of HBC Homes, LLC, a Florida Limited Liability Company, who is known to me or who has produced a drivers license as photo identification.

(AFFIX NOTARY SEAL HERE)



[Signature]
Notary Public
Printed Name: LADONNA J. BROADSTREET
My Commission Expires: 06-26-17