

This Instrument Prepared by: Mark Stockdale  
An Officer of Diamond Title Agency, Inc.  
For Purposes of Title Insurance  
File No. 13-29163  
Parcel ID No. 34039-284-000

## Warranty Deed

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

Made December 20, 2013, BETWEEN

Robert W. Coggins and Susan M. Coggins, husband and wife

whose post office address is:  
GRANTOR, and

Michael L. Swenson and Melinda E. Swenson, husband and wife

whose post office address is: 2943 Hampton Cove Way, Owens Cross Roads, Alabama 35763-2943  
GRANTEE

WITNESSETH: That the said grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, 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, successors and assigns forever, the following described land, situated, lying and being in Bay County, Florida to-wit:

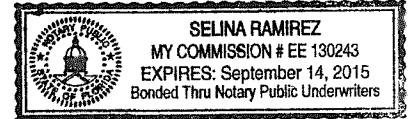
Lot 84, Emerald Coast Club Phase I, according to the plat thereof, recorded in Plat Book 17, Page 27, of the Public Records of Bay County, Florida.

Subject to easements and restrictions of record, if any, which are specifically not extended or reimposed hereby.  
Subject to 2014 taxes and assessments.

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

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

SIGNED, SEALED & DELIVERED  
IN THE PRESENCE OF:



Selina Ramirez

Print Witness Name: SELINA RAMIREZ

Rebecca Enfinger

Print Witness Name: REBECCA ENFINGER

Robert W. Coggins

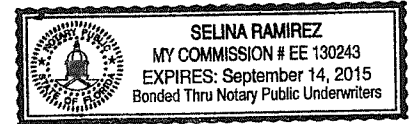
(Seal)

Robert W. Coggins FLDL C 252-779-39-299-0

Susan M. Coggins

(Seal)

Susan M. Coggins FLDL C 252-787-44-708-0



STATE OF Florida

COUNTY OF LEON

I HEREBY CERTIFY, That on December 19, 2013, before me personally appeared Robert W. Coggins and Susan M. Coggins, husband and wife who are/is personally known to me or have produced the identification identified below, who are/is the person(s) described in and who executed the foregoing instrument, and who after being duly sworn say that the execution hereof is their free act and deed for the uses and purposes herein mentioned.

THIS INSTRUMENT ACKNOWLEDGED before me the undersigned Notary Public by my hand and official seal, the day and year last aforesaid.

- ( ) To me personally known  
(☒) Identified by Driver's License  
( ) Identified by \_\_\_\_\_

My Commission Expires: SEPTEMBER 14, 2015

Selina Ramirez

Notary Public

Commission No.: EE 130243

SELINA RAMIREZ

Please Print Or Type Name As It Appears