

Prepared By and Return To:
Amber J. Page, Escrow Officer (SP\$120,000.00)
Bonney & Associates, PA
445 Grace Avenue
Panama City, FL 32401

File No. 2014.1498

Property Appraiser's Parcel ID. (folio) Number(s)
30639-050-000; 30639-020-

WARRANTY DEED

THIS WARRANTY DEED dated January 24, 2014, by ATC Realty One, LLC, a Delaware limited liability company, whose post office address is 800 North Magnolia Ave. Ste. 704, Orlando, FL 32801, hereinafter called the grantor, to Lawrence Guettler, whose post office address is 4341 Thomas Drive G31, Panama City Beach, FL 32408, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in Bay County, Florida, to wit:

Lots 11, 12, 13 and 14, Block G, Holiday Beach Unit Three, according to the map or plat thereof as recorded in Plat Book 10, Page 58, of the Public Records of Bay County, Florida.

The land described herein is not the homestead of the grantor(s), and neither the grantor(s) nor the grantor(s) spouse, nor anyone for whose support the grantor(s) is responsible, resides on or adjacent to said land.

Subject to easements, restrictions, reservations and limitations of record, if any.

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: December 31, 2013

WARRANTY DEED
(Continued)

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

(Witness Signature)

Ian Mckeown

(Witness Signature)

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ATC REALTY ONE, LLC
a Delaware limited liability company

By: SCOTT DAVID FERGERSON
Its: Vice President

800 North Magnolia Ave. Ste. 704
(Address)

Orlando, FL 32801
(Address)

STATE OF Florida

COUNTY OF Orange

I, the undersigned, a Notary Public of the County and State first above written, do hereby certify that Scott David Ferguson personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 27 day of January, 2014.

Notary Public

My Commission Expires:

