

This instrument prepared by:  
Bay National Title Company  
Lauren Shackton  
13577 Feather Sound Dr. Suite 250  
Clearwater, Florida 33762

Return to:  
Bay National Title Company  
Lauren Shackton  
13577 Feather Sound Dr. Suite 250  
Clearwater, Florida 33762  
*CHGRS-26440*  
Parcel Identification No. R 11828-051-000

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** made this 4 day of APRIL, 2014, by JPMorgan Chase Bank, National Association, a N.A., and having its place of business at 7301 Baymeadows Way, Jacksonville, FL 32256 hereinafter called the "Grantor", to Dolores Bonebright, a married woman, whose post office address is: 1836 East Ave Lot 59, Panama City, FL 32405, hereinafter called the "Grantee",

**WITNESSETH:** That Grantor, for and in consideration of the sum of **\$10.00** Dollars and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell unto Grantee, all that certain land situate in **Bay** County, Florida, to wit:

See Exhibit A attached hereto and made a part hereof.

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**SUBJECT** to the matters set forth on Exhibit B attached hereto and made a part hereof (collectively, the "Permitted Exceptions"), provided this shall not serve to reimpose any of the same.

**GRANTOR WILL WARRANT** and forever defend the right and title to the above-described real property unto the Grantee against the claims of all person, claiming by, through or under Grantor, subject to the Permitted Exceptions. *(Wherever used herein the terms "Grantor" and "Grantee" included all the parties to this instrument, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation.)*

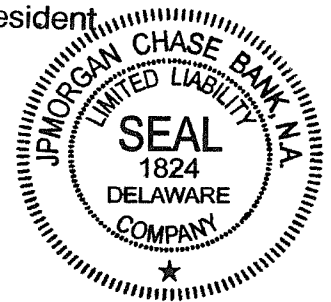
IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in the presence of:

JPMorgan Chase Bank, National Association, a  
N.A.

Witness to sign above  
Print Name: Ken Yates  
Witness to sign above  
Print Name: Angela Guice

By: Alissa Owens 4/4/14  
Name: Alissa Owens  
Title: Vice President  
(Affix corporate seal)



STATE OF TEXAS  
COUNTY OF DENTON ss:

The foregoing instrument was acknowledged before me this 4 day of APRIL 2014, by ALISSA OWENS the VP of JPMorgan Chase Bank, National Association, a N.A., on behalf of said association.

X She/He [Check one]  
is personally known to me or  
has produced \_\_\_\_\_ as identification.

NOTARY PUBLIC:

Sign: Amber Ball  
Print: \_\_\_\_\_

My commission expires \_\_\_\_\_ (Affix Notarial Stamp or Seal)

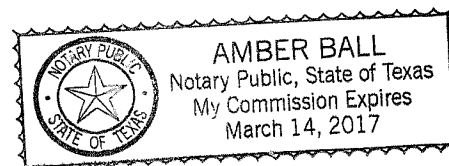


EXHIBIT A

AO

LEGAL DESCRIPTION

**LOT 2: COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF 37TH STREET (HAVING A 50 FOOT RIGHT OF WAY) AND THE EAST LINE OF LOT 34, ST. ANDREWS BAY DEVELOPMENT COMPANY'S PLAT OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 14 WEST, AS PER PLAT ON FILE WITH THE CLERK OF THE CIRCUIT COURT OF BAY COUNTY, FLORIDA; THENCE SOUTH 89°41'27" WEST ALONG SAID SOUTH RIGHT OF WAY LINE FOR 480.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°41'27" WEST ALONG SAID SOUTH RIGHT OF WAY LINE FOR 80.00 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE SOUTH 00°33'21" WEST PARALLEL WITH THE EAST LINE OF SAID LOT 34 FOR 150.00 FEET; THENCE NORTH 89°41'27" EAST PARALLEL WITH THE SOUTH RIGHT OF WAY LINE OF 37TH STREET FOR 80.00 FEET; THENCE NORTH 00°33'21" EAST PARALLEL WITH SAID EAST LINE FOR 150.00 FEET TO THE POINT OF BEGINNING.**

**EXHIBIT B**

AO

**PERMITTED ENCUMBRANCES**

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist); and
5. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.