

Prepared by and return to:

Suzanne LaBarbera  
Cornerstone Title Agency, Inc.  
2424B Jenks Ave.  
Panama City, FL 32405

File Number: 1402910

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(Space Above This Line For Recording Data)

## Warranty Deed

**This Warranty Deed** made this 14th day of March, 2014, between Leon Matsil whose post office address is 767 Marywood Dr., Panama City, FL 32405, grantor, and Allanton Landing, L.L.C. a Florida Limited Liability Company, whose post office address is 2200 Nelson Street, Panama City, FL 32402, grantee:

(Whenever 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, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) 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 and assigns forever, the following described land, situate, lying and being in the Bay County, Florida, to-wit:

**Parcel 1: Lot 191**

Commence at the Northwest corner of Section 25, Township 4 South, Range 13 West, Bay County, Florida; thence N89°54'09"E along the North line of said Section 25 for 1,799.37 feet; thence leaving said North line, proceed S01°26'25"E for 2,699.91 feet to the POINT OF BEGINNING; thence continue S01°26'25"E for 99.46 feet; thence S86°48'54"E for 300.98 feet to the centerline of Shayne Collins Drive (a private 60 foot right of way); thence N01°26'25"W along said centerline for 116.73 feet; thence leaving said centerline, proceed S89°53'47"W for 300.08 feet to the Point of Beginning, the North and West 15 feet thereof being subject to a drainage easement, the East 30 feet thereof being subject to a road easement.

**Parcel 2: Lot 192N**

Commence at the Northwest corner of Section 25, Township 4 South, Range 13 West, Bay County, Florida; thence N89°54'09"E along the North line of said Section 25 for 1,799.37 feet; thence leaving said North line, proceed S01°26'25"E for 2,799.37 feet to the POINT OF BEGINNING; thence continue S01°26'25"E for 116.38 feet; thence N86°36'29"E for 300.17 feet to the centerline of Shayne Collins Drive (a private 60 foot right of way); thence N01°26'25"W along said centerline for 81.89 feet; thence leaving said centerline, proceed N86°48'54"W for 300.98 feet to the Point of Beginning, the West 15 feet thereof being subject to a drainage easement, the East 30 feet thereof being subject to a road easement.

**Parcel 3: Lot 192S**

Commence at the Northwest corner of Section 25, Township 4 South, Range 13 West, Bay County, Florida; thence N.89°54'09"E. along the North line of said Section 25 for 1,799.37 feet; thence leaving said North line, proceed S.01°26'25"E. for 2,915.75 feet to the POINT OF BEGINNING; thence continue S.01°26'25"E. for 84.44 feet; thence N.89°54'30"E. for 300.08 feet to the centerline of Shayne Collins Drive (a private 60 foot right of way); thence N.01°26'25"W. along said centerline for 101.73 feet; thence leaving said centerline, proceed S.86°36'29"W. for 300.17 feet to the Point of Beginning, the West 15 feet thereof being subject to a drainage easement, the East 30 feet thereof being subject to a road easement.

**Parcel 4: Lot 311**

The South 150 feet of the North 2850 feet of the East 300 feet of the West 3300 feet of Section 25, Township 4 South, Range 13 West, Bay County, Florida. The East 30 feet thereof subject to a Road Easement and the North and West 15 feet thereof subject to a drainage Easement A/K/A Lot 311 Unrecorded plat of East Bay Point.

**Parcel 5: NORTH 1/2 OF THE FOLLOWING LOT:**

**LOT NO. 384 OF THE UNRECORDED PLAT OF EAST BAY POINT, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE SOUTH 150 FEET OF THE NORTH 1950 FEET OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 13 WEST, BAY COUNTY, FLORIDA, LYING WEST OF A LINE WHICH IS PARALLEL WITH AND 320 FEET WESTERLY FROM (MEASURED AT RIGHT ANGLE) THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 167, LESS THE WEST 3900 FEET, THE WEST 30 FEET THEREOF SUBJECT TO A ROAD EASEMENT AND THE NORTH AND EAST 15 FEET THEREOF SUBJECT TO A DRAINAGE EASEMENT.**

**Parcel 6: SOUTH 1/2 OF THE FOLLOWING LOT:**

**LOT NO. 384 OF THE UNRECORDED PLAT OF EAST BAY POINT, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE SOUTH 150 FEET OF THE NORTH 1950 FEET OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 13 WEST, BAY COUNTY, FLORIDA, LYING WEST OF A LINE WHICH IS PARALLEL WITH AND 320 FEET WESTERLY FROM (MEASURED AT RIGHT ANGLE) THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 167, LESS THE WEST 3900 FEET, THE WEST 30 FEET THEREOF SUBJECT TO A ROAD EASEMENT AND THE NORTH AND EAST 15 FEET THEREOF SUBJECT TO A DRAINAGE EASEMENT.**

**Parcel 7: Lot 383N**

North half of Lot 383 of the unrecorded plat of East Bay Point, more particularly described as follows: the North 75 feet of the South 150 feet of the North 2100 feet of Section 25, Township 4 South, Range 13 West, Bay County, Florida, lying West of a line which is parallel with and 320 feet westerly from (measured at right angle) the westerly right of way line of county road 167, less the West 3900 feet, the west 30 feet thereof subject to a road easement and the east 15 feet thereof subject to a drainage easement.

**Parcel 8: Lot 383S**

South half of Lot 383 of the unrecorded plat of East Bay Point, more particularly described as follows: the South 75 feet of the North 2100 feet of Section 25, Township 4 South, Range 13 West, Bay County, Florida, lying west of a line which is parallel with and 320 feet westerly from (measured at right angle) the westerly right of way line of county road 167, less the West 3900 feet, the West 30 feet thereof subject to a road easement and the East and South 15 feet thereof subject to a drainage easement.

**Parcel 9: Lot 359**

Commence at the Northwest corner of Section 25, Township 4 South, Range 13 West, Bay County, Florida; thence N.89°54'09"E. along the North line of said Section 25, 3,600.81 feet; thence leaving said North line, proceed S.01°25'04"E., 2,099.92 feet to the POINT OF BEGINNING; thence continue S.01°25'04"E., 100.14 feet; thence N.89°51'20"E., 299.87 feet to the centerline of BJ Drive (a 60 foot right of way); thence N.01°26'05"W. along said centerline, 99.99 feet; thence leaving said centerline, proceed S.89°53'02"W., 299.84 feet to the Point of Beginning, the East 30 feet thereof being subject to a road easement and the West 15 feet thereof being subject to a drainage easement.

**Parcel 10: LOT 360N**

Commence at the Northwest corner of Section 25, Township 4 South, Range 13 West, Bay County, Florida; thence N.89°54'09"E. along the North line of said Section 25, 3,600.81 feet; thence leaving said North line, proceed S.01°25'04"E., 2,200.06 feet to the POINT OF BEGINNING; thence continue S.01°25'04"E., 100.09 feet; thence N.89°49'42"E., 299.90 feet to the centerline of BJ Drive (a 60 foot right of way); thence N.01°26'05"W. along said centerline, 99.95 feet; thence leaving said centerline, proceed S.89°51'20"W., 299.87 feet to the Point of Beginning, the East 30 feet thereof being subject to a road easement and the West 15 feet thereof being subject to a drainage easement.

**PARCEL 11: LOT 360S**

Commence at the Northwest corner of Section 25, Township 4 South, Range 13 West, Bay County, Florida;

thence N.89°54'09"E. along the North line of said Section 25, 3,600.81 feet; thence leaving said North line, proceed S.01°25'04"E., 2,300.15 feet to the POINT OF BEGINNING; thence continue S.01°25'04"E., 100.09 feet; thence N.89°48'05"E., 299.92 feet to the centerline of BJ Drive (a 60 foot right of way); thence N.01°26'05"W. along said centerline, 99.95 feet; thence leaving said centerline, proceed S.89°49'42"W., 299.90 feet to the Point of Beginning, the East 30 feet thereof being subject to a road easement and the West 15 feet thereof being subject to a drainage easement.

**PARCEL 12: LOT 361**

Commence at the Northwest corner of Section 25, Township 4 South, Range 13 West, Bay County, Florida; thence N.89°54'09"E. along the North line of said Section 25, 3,600.81 feet; thence leaving said North line, proceed S.01°25'04"E., 2,400.24 feet to the POINT OF BEGINNING; thence continue S.01°25'04"E., 100.09 feet; thence N.89°46'27"E., 299.95 feet to the centerline of BJ Drive (a 60 foot right of way); thence N.01°26'05"W. along said centerline, 99.95 feet; thence leaving said centerline, proceed S.89°48'05"W., 299.92 feet to the Point of Beginning, the East 30 feet thereof being subject to a road easement and the West 15 feet thereof being subject to a drainage easement.

**PARCEL 13: LOT 362N**

Commence at the Northwest corner of Section 25, Township 4 South, Range 13 West, Bay County, Florida; thence N.89°54'09"E. along the North line of said Section 25, 3,600.81 feet; thence leaving said North line, proceed S.01°25'04"E., 2,500.33 feet to the POINT OF BEGINNING; thence continue S.01°25'04"E., 49.32 feet; thence S.01°26'22"E., 50.78 feet; thence N.89°44'39"E., 299.96 feet to the centerline of BJ Drive (a 60 foot right of way); thence N.01°26'05"W. along said centerline, 99.94 feet; thence leaving said centerline, proceed S.89°46'27"W., 299.95 feet to the Point of Beginning, the East 30 feet thereof being subject to a road easement and the West 15 feet thereof being subject to a drainage easement.

**PARCEL 14: LOT 362S**

Commence at the Northwest corner of Section 25, Township 4 South, Range 13 West, Bay County, Florida; thence N.89°54'09"E. along the North line of said Section 25, 3,600.81 feet; thence leaving said North line, proceed S.01°25'04"E., 2,549.65 feet; thence S.01°26'22"E., 50.78 feet to the POINT OF BEGINNING; thence continue S.01°26'22"E., 99.22 feet; thence S.01°23'10"E., 0.88 feet; thence N.89°42'52"E., 299.95 feet to the centerline of BJ Drive (a 60 foot right of way); thence N.01°26'05"W. along said centerline, 99.94 feet; thence leaving said centerline, proceed S.89°44'39"W., 299.96 feet to the Point of Beginning, the East 30 feet thereof being subject to a road easement and the West 15 feet thereof being subject to a drainage easement.

**PARCEL 15: LOT 363**

Commence at the Northwest corner of Section 25, Township 4 South, Range 13 West, Bay County, Florida; thence N.89°54'09"E. along the North line of said Section 25, 3,600.81 feet; thence leaving said North line, proceed S.01°25'04"E., 2,549.65 feet; thence S.01°26'22"E., 150.00 feet; thence S.01°23'10"E., 0.88 feet to the POINT OF BEGINNING; thence continue S.01°23'10"E., 74.30 feet; thence S.01°17'38"E., 25.80 feet; thence N.89°41'09"E., 300.07 feet to the centerline of BJ Drive (a 60 foot right of way); thence N.01°26'05"W. along said centerline, 99.95 feet; thence leaving said centerline, proceed S.89°42'52"W., 299.95 feet to the Point of Beginning, the East 30 feet thereof being subject to a road easement and the West 15 feet thereof being subject to a drainage easement.

**PARCEL 16: LOT 364N**

Commence at the Northwest corner of Section 25, Township 4 South, Range 13 West, Bay County, Florida; thence N.89°54'09"E. along the North line of said Section 25, 3,600.81 feet; thence leaving said North line, proceed S.01°25'04"E., 2,549.65 feet; thence S.01°26'22"E., 150.00 feet; thence S.01°23'10"E., 75.18 feet; thence S.01°17'38"E., 25.80 feet to the POINT OF BEGINNING; thence continue S.01°17'38"E., 49.05 feet; thence S.01°25'40"E. 51.05 feet; thence N.89°39'20"E., 300.20 feet to the centerline of BJ Drive (a 60 foot right of way); thence N.01°26'05"W. along said centerline, 99.94 feet; thence leaving said centerline, proceed S.89°41'09"W., 300.07 feet to the Point of Beginning, the East 30 feet thereof being subject to a road easement and the West 15 feet thereof being subject to a drainage easement.

**PARCEL 17: LOT 364S**

Commence at the Northwest corner of Section 25, Township 4 South, Range 13 West, Bay County, Florida; thence N.89°54'09"E. along the North line of said Section 25, 3,600.81 feet; thence leaving said North line,

proceed S.01°25'04"E., 2,549.65 feet; thence S.01°26'22"E., 150.00 feet; thence S.01°23'10"E., 75.18 feet; thence S.01°17'38"E., 74.85 feet; thence S.01°25'40"E., 51.05 feet to the POINT OF BEGINNING; thence continue S.01°25'40"E., 100.09 feet; thence N.89°37'42"E., 300.21 feet to the centerline of BJ Drive (a 60 foot right of way); thence N.01°26'05"W. along said centerline, 99.95 feet; thence leaving said centerline, proceed S.89°39'20"W., 300.20 feet to the Point of Beginning, the East 30 feet thereof being subject to a road easement and the West 15 feet thereof being subject to a drainage easement.

**PARCEL 18: LOT 365**

Commence at the Northwest corner of Section 25, Township 4 South, Range 13 West, Bay County, Florida; thence N.89°54'09"E. along the North line of said Section 25, 3,600.81 feet; thence leaving said North line, proceed S.01°25'04"E., 2,549.65 feet; thence S.01°26'22"E., 150.00 feet; thence S.01°23'10"E., 75.18 feet; thence S.01°17'38"E., 74.85 feet; thence S.01°25'40"E., 151.14 feet to the POINT OF BEGINNING; thence continue S.01°25'40"E., 100.05 feet; thence N.89°36'31"E., 300.21 feet to the centerline of BJ Drive (a 60 foot right of way); thence N.01°26'05"W. along said centerline, 99.95 feet; thence leaving said centerline, proceed S.89°37'42"W., 300.21 feet to the Point of Beginning, the East 30 feet thereof being subject to a road easement and the West 15 feet thereof being subject to a drainage easement.

**Parcel 19: Part of Lot 90, Blk G, Sandy Creek Ranch & Country Club Unrecorded**

Commence at the Northeast corner of Section 25, Township 4 South, Range 13 West, Bay County, Florida; thence run S89°56'00"W, 1081.52 feet along the North line of Section 25 to the Westerly r/w line of County Road No. 167; thence run S13°56'E, 1673.78 feet along said R/W line; thence run S89°56'00"W, 639.69 feet along the Southerly R/W line of Country Club Drive; thence S10°0'W, 16.76 feet; thence N80°0'W, 60.0 feet; thence N10°0'E, 26.39 feet to said Southerly r/w line country club drive; thence S89°56'00"W, 259.56 feet; thence S79°56'00"W, 803.19 feet; thence S61°33'20"W, 342.67 feet; thence S13°59'40"E along the westerly r/w line of 3 Putt Lane 115.49 feet to the point of beginning; thence from the point of beginning, continue S13°59'40"E, 85.0 feet; thence S76°00'20"W, 120 feet; thence N13°59'40"W, 85 feet; thence N76°00'20"E, 120 feet to the point of beginning. being located in Section 25, Township 4 South, Range 13 West, Bay County, Florida. also known as Lot 90, Block "G", of Sandy Creek Ranch and Country Club Phase One unrecorded plat. LESS AND EXCEPT that portion deeded to Scott Seymour in Deed recorded in Official Records Book 2490, Page 2208

**Parcel Identification Number:** See Attached Sheet

**Subject property is not the homestead of the grantor.**

**Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.**

**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 December 31, 2013.

**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:

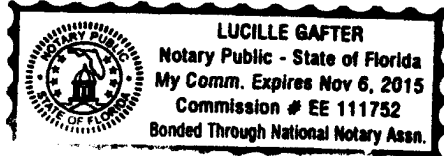
Debra Goomrigian  
Witness Name: Debra Goomrigian

Robert Sklar  
Leon Matsil  
BY: Rober Sklar, attorney in fact

NICHOLAS A SKUMBURDS  
Nicholas A Skum  
Witness Name: \_\_\_\_\_

State of FLORIDA  
County of PALM BEACH

The foregoing instrument was acknowledged before me this 12 day of MARCH, 2014, by Robert Sklar, attorney in fact for Leon Matsil, he (☒) is personally known to me or (☐) has produced \_\_\_\_\_ as identification.



Lucille Gafter  
Notary Public  
Printed Name: LUCILLE GAFTER  
My Commission Expires: Nov. 6, 2015

Parcel ID No.'s

1. 07399-644-004
2. 07399-644-005
3. 07399-644-006
4. 07399-942-000
5. 07399-330-000
6. 07399-330-001
7. 07399-329-000
8. 07399-329-001
9. 07400-043-000
10. 07400-043-001
11. 07400-044-000
12. 07400-044-001
13. 07400-048-000
14. 07400-048-001
15. 07400-049-000
16. 07400-049-001
17. 07400-050-000
18. 07400-050-001
19. 07400-401-010