

THIS DOCUMENT PREPARED BY:

ALBERT J. STOPKA, III, P.A.

Albert J. Stopka, III

108 Mosley Drive

Lynn Haven, FL 32444

(850) 785-6600

THIS SPACE RESERVED FOR RECORDING

PERSONAL REPRESENTATIVES' DEED

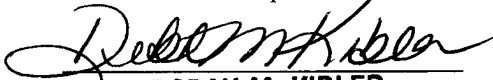
THIS INDENTURE is made this 25th day of February, 2014, by Joyce S. Wahlberg, as personal representative of the Estate of Raymond E. Wahlberg a/k/a Raymond Ellsworth Wahlberg a/k/a Raymond Wahlberg, deceased, which personal representative is herein collectively called "Grantor" and whose mailing address is 1701 Wolfrun Lane, Panama City, Florida 32405.

In consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, paid by Joyce S. Wahlberg, herein called "Grantee", whose post office address is 1701 Wolfrun Lane, Panama City, Florida 32405, to Grantor, Grantor conveys, remises, releases and quit claims to Grantee all of the right, title, interest, claim and demand which Grantor has in and to the following real property located in Bay County, Florida (the "Property"):

SEE ATTACHED EXHIBIT "A"

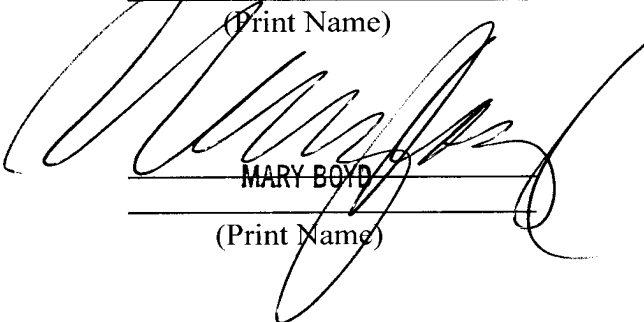
GRANTOR COVENANTS with Grantee that Grantor has good right and lawful authority to sell and convey the Property.

Executed in the presence of:



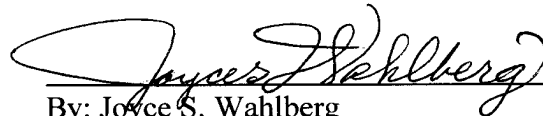
DEBORAH M. KIBLER

(Print Name)



MARY BOYD

(Print Name)



By: Joyce S. Wahlberg

As Personal Representative of the

Estate of Raymond E. Wahlberg a/k/a

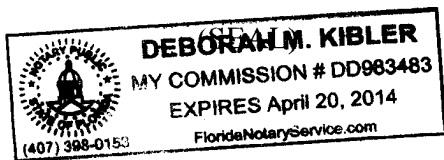
Raymond Ellsworth Wahlberg a/k/a Raymond

Wahlberg, deceased

STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me this 25 day of February 2014, by Joyce S. Wahlberg, as Personal Representative of the Estate of Raymond E. Wahlberg a/k/a Raymond Ellsworth Wahlberg a/k/a Raymond Wahlberg, deceased, who: (notary **must** check applicable box)

- ☒ is personally known to me.
☐ produced a current Florida driver's license as identification.
☐ produced _____ as identification.





DEBORAH M. KIBLER

(Print Name)

Notary Public

Serial # _____

My Commission Expires: _____

EXHIBIT "A"**LEGAL DESCRIPTION****Bay County Property Appraiser's RE#13784-010-000**

Commencing at the SE corner of the NW 1/4 of Section 31, Township 3 South, Range 14 West; thence West along the South line of said NW 1/4, 959.26 feet, more or less to the West line of Greenwood Cemetery for the Point of Beginning; thence continue West, 1625 feet to the East R/W line of Frankford Avenue; thence North along said R/W line, 1615.83 feet to the South R/W line of the Bay Line Railroad Spur Line; thence Southeasterly along said R.R. R/W line, 1710 feet, more or less, to the West line of Greenwood Cemetery; thence South 1200 feet, more or less, along the West line of Greenwood Cemetery to the Point of Beginning. LESS AND EXCEPT a parcel beginning on the East R/W line of Frankford Avenue at a point 30 feet South of the South R/W line of Bay Line Railroad Spur Line; thence South along the East R/W line of Frankford Avenue 210 feet; thence East 210 feet; thence North to a point 30 feet South of the South R/W line of said railroad spur; thence West on a curve a constant 30 foot distant from the South R/W line of said railroad spur to the Point of Beginning; SUBJECT TO a drainage easement to the City of Panama City over the following parcel: Commence at the SW corner of the SW 1/4 of the NW 1/4 of Section 31, Township 3 South, Range 14 West; thence S89°40'40"E, along the South line of said SW 1/4 of NW 1/4, 600 feet; thence N00°19'20"E, 33 feet to the North R/W line of 19th Street, and the Point of Beginning; thence continue N00°19'20"E, 15 feet; thence S89°40'40"E, 600 feet; thence S00°19'20"W, 15 feet; thence N89°40'40"W, 600 feet to the Point of Beginning. ALSO SUBJECT TO a drainage easement to the City of Panama City over the Northerly 30 feet of the land first above described, being the 30 feet of said land adjacent to said South R/W line of said Railroad Spur.

ALSO LESS AND EXCEPT: Begin at the intersection of the East R/W line of Frankford Avenue and the South line of the Northwest 1/4 of Section 31, Township 3 South, Range 14 West; thence North 200 feet; thence East 440 feet; thence South 200 feet; thence West 440 feet to the Point of Beginning.

ALSO LESS AND EXCEPT: Commence at the Northwest Corner of Section 31, Township 3 South, Range 14 West, Bay County, Florida; thence S01°31'30"W along the West line of said Section 31 for 1289.73 feet; thence S87°58'10"E for 85.82 feet to the East right of way line of Frankford Avenue; thence continue S87°58'10"E for 210 feet to the Point of Beginning; thence N02°01'50"E parallel with said East right of way line of Frankford Avenue for 258.84 feet to the South right of way line of the Bay Line Railroad, said right of way line being a curve concave to the South and having a radius of 3432.73 feet; thence Easterly along said curving right of way line for an arc distance of 107.62 feet, said arc having a chord of 107.62 feet bearing S83°34'52"E to a point on a curve in said South right of way line concave to the South and having a radius of 4201.65 feet; thence Easterly along said curving right of way line for an arc distance of 235.57 feet, said arc having a chord of 235.54 feet bearing S80°43'22"E; thence S02°01'50"W for 213.11 feet; thence N87°58'10"W for 340.00 feet to the Point of Beginning.

MB
DK