

Prepared by
Dean Holder, an employee of
First American Title Insurance Company
8128 Front Beach Road, Suite A
Panama City Beach, Florida 32407
(850)235-2685

Return to: Grantee

File No.: 2010-2092898

WARRANTY DEED

This indenture made on **September 12, 2014** A.D., by

Darrell Fleming and Alisia Fleming, husband and wife

whose address is: **124 Rusty Gans Dr, Panama City Beach, FL 32408**
hereinafter called the "grantor", to

Mark O. Bosler and Michelle A. Bosler, husband and wife

whose address is: **36 Ridgewood Drive, Trophy Club, TX 76262**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Bay County, Florida**, to-wit:

Condominium Unit 2108, ISLAND RESERVE, a Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Record Book 3018, Page 563, and amended by documents recorded in Official Records Book 3030, Page 763, Book 3042, Page 1181 and Book 3068, Page 1351 and Book 3073, Page 1344 of the Public Records of Bay County, Florida.

Parcel Identification Number: **R 40001-100-055**

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 any way 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 31st of 2013.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Darrell Fleming
Darrell Fleming

Alisia Fleming
Alisia Fleming

Signed, sealed and delivered in our presence:
Andy Gonsalves
Witness Signature
Print Name: ANDY GONSALVES

Dean R. Holder
Witness Signature
Print Name: DEAN R. HOLDER

State of **FL**

County of **Bay**

The foregoing instrument was acknowledged before me on **September 12, 2014**, by **Darrell Fleming and Alisia Fleming, husband and wife** who is/are personally known to me or who has/have produced a valid driver's license as identification.

Dean R. Holder
Notary Public

(Printed Name)

My Commission expires: _____

