

Prepared by:
Randi Grattan
H & S Title and Escrow, Inc.
151 Regions Way, Bldg. 5, Ste. A
Destin, Florida 32541

File Number: PCB14-0113

General Warranty Deed

Made this September 19, 2014 A.D. By **Robert B. Hasty, an unmarried man**, 135 Manistee Dr., Panama City Beach, FL 32413, hereinafter called the grantor, to **John MacPherson, an unmarried man**, whose post office address is: 16409 Lullwater Dr, Panama City Beach, FL 32413, hereinafter called the grantee:

(Whenever used herein the term "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 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, viz:

Lot 7 and a portion of Lot 6, Block 5, Diamond Head Section of Lakeside By The Gulf, according to plat recorded in Plat Book 9, page 88, in the Public Records of Bay County, Florida, said portion of Lot 6 described as follows: Begin at the most Northerly corner of said Lot 6; thence Southerly, along the Easterly right of way of Castile Circle for 10.76 feet; thence South 16°38' East for 108 feet, more or less, to the edge of Lullwater Lake; thence Northeasterly, along said Lake for 25 feet, more or less, to the lot line between Lots 6 and 7; thence North 25°52' West, along said lot line, between Lots 6 and 7 for 137 feet, more or less to the point of beginning.

Less and Except:

A parcel of land being a part of Lot 6, Block 5, Diamond Head Section of Lakeside By the Gulf as recorded in Plat Book 9, Page 88, in the Public Records of Bay County, Florida; being more particularly described as follows:

Commence at the most Northerly corner of said Lot 6, Block 5; thence Southerly along the Easterly R/W line of Castile Circle (50 foot R/W), 10.76 feet; thence South 16°38'00" East, 58.83 feet to the Point of Beginning; thence South 42°10'11" East, 45 feet, more or less to the water's edge of Lullwater Lake; thence Southwesterly along said water's edge 20.3 feet, more or less, to a point that bears South 16°38'00" East from the point of beginning; thence North 16°38'00" West, 47 feet, more or less, to the Point of Beginning.

And

A parcel of land being a part of Lot 6, Block 5, Diamond Head Section of Lakeside By The gulf as recorded in Plat Book 9, Page 88, in the Public Records of Bay County, Florida, being more particularly described as follows:

Commence at the mort Northerly corner of said Lot 6, Block 5; thence Southerly along the Easterly R/W line of Castile Circle (50 foot R/W), 10.76 feet to the Point of Beginning; thence South 16 degrees 38 minutes 00 seconds East, 58.83 feet; thence North 42 degrees 10 minutes 11 seconds West, 46.12 feet to said Easterly R/W line; thence Northeasterly along said Easterly R/W line on the arc of a curve concave to the Northwest 19.73 feet to a point of tangency, said curve having a radius of 25.00 feet, a central angle of 45 degrees 13 minutes 34 seconds and a chord bearing and distance of North 38 degrees 49 minutes 49 seconds East, 19.23 feet; thence North 16 degrees 00 minutes 00 Seconds East along said Easterly R/W line 7.50 feet to the Point of Beginning.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 32820-020-000

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

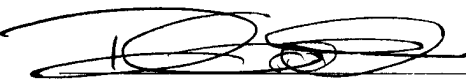
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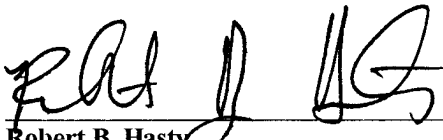
grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2013.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

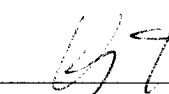
Signed, sealed and delivered in our presence:



Witness Printed Name Vicki L Hoover



Robert B. Hasty (Seal)
Address: 135 Manistee Dr., Panama City Beach, FL 32413



Witness Printed Name _____
Address: _____

State of Florida
County of Bay

The foregoing instrument was acknowledged before me this 19th day of September, 2014, by Robert B. Hasty, an unmarried man, who is/are personally known to me or who has produced FLDL as identification.



RANDI GRATTAN
MY COMMISSION # FF 022353
EXPIRES: July 21, 2017
Bonded Thru Budget Notary Services



Notary Public
Print Name: _____
My Commission Expires: _____