

**Recording and Tax Bill requested by:**

Classic Country Land, LLC  
1420 West Exchange Pkwy, Suite 120A  
Allen, Tx 75013  
972-649-6200

Property Appraiser Parcel ID - 003405-040-000

**WARRANTY DEED**

WARRANTY DEED, made this 26TH day of February, 2015 by and between Andrew Garbarini and Kim Garbarini, Husband and Wife ("Grantor"), whose mailing address is 7858 Carina Ct., Lakeworth, FL 33467, and Classic Country Land, LLC ("Grantee"), whose mailing address is 1420 West Exchange Pkwy, Suite 120A, Allen, Tx 75013.


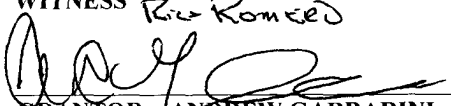
THE GRANTOR, for and in consideration of the sum of Four Thousand Dollars and 00/xx (\$4,000.00), the receipt and sufficiency of which is hereby acknowledged and received, and for other good and valuable consideration, does hereby **GRANT, SELL and CONVEY** unto the Grantee his/her heirs and assigns, the following described premises located in the County of Bay, State of Florida, described as follows:

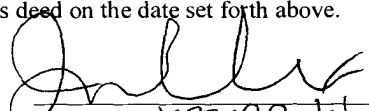

Lot 31, 32 & 33 BLOCK 23 of FLORIDA HIGHWAY ESTATES, NORTH PARK SECTION, according to the Plat as recorded in Plat Book 8, Page 69 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA

This conveyance is subject to all restrictions, reservations, easements, prescriptions, rights-of-way, maintenance or similar charges and any liens securing the payment thereof, declarations, covenants and conditions of record, if any, in the office of the County Clerk but only to the extent they are presently of record and in effect.

**TO HAVE AND TO HOLD** the premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said Grantee and unto Grantee's heirs, successor and assigns forever, the said Grantor hereby covenanting that the premises are free and clear from any encumbrance done or suffered by Grantor; and that Grantor will warrant and defend the title to said premises unto the said Grantee and unto Grantee's heirs, successors and assigns forever, against the lawful claims and demands of all persons claiming by, under or through Grantor.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

  
WITNESS Rita Romero  
  
GRANTOR - ANDREW GARBARINI

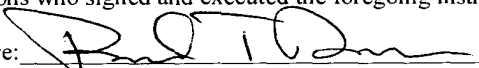
  
WITNESS Jessica Wilcox  
  
GRANTOR - KIM GARBARINI

**NOTARY**

State of Florida

County of Palm Beach

On this 27 day of February, 2015, before me, the undersigned Notary Public, personally appeared Andrew Garbarini and Kim Garbarini, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons who signed and executed the foregoing instrument in their authorized capacity.

Signature: 

**SEND TAX STATEMENTS TO GRANTEE (ADDRESS ABOVE)**

**INSTRUMENT PREPARED BY GRANTEE: LIBERTY LAND, 1420 W. EXCHANGE PKWY, SUITE 120A, ALLEN, TX 75013**



**Richard T. Dence**  
Notary Public  
State of Florida  
My Commission Expires 1/24/2016  
Commission No. EE 159590