

Prepared by and Return to:  
Suzanne LaBarbera  
MTI Title Insurance Agency, Inc.  
1714 W. 23rd Street, Suite F  
Panama City, FL 32405

-Incidental to the issuance of title insurance

Property Appraiser's Parcel ID #30571-010-000  
File- MFL-2211017  
Consideration Amount \$470,000.00

### WARRANTY DEED

**This Indenture**, Made this **March 11, 2016**, between **Donald F. Nations and wife, Marilyn S. Nations** whose post office address is: 2325 Frankford Avenue, Suite A, Panama City, FL 32405, hereinafter called the "Grantor"\*, and, **Three Sea Properties, LLC, an Alabama Limited Liability Company** whose post office address is: 4112 Autumn Lane, Birmingham, AL 32543, hereinafter called the "Grantee":

**Witnesseth:** That said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, 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 Bay County, FL, and being further described as follows:

Commence at the Northwesterly corner of Lot 11, Block 13, Gulf Lagoon Beach, according to the plat recorded in Plat Book 8, Page 24, in the Public Records of Bay County, Florida; thence S40°05'37W, along the Western boundary of said Gulf Lagoon Beach for 374.25 feet to the Southerly R/W of a 60.00 foot street far the Point of Beginning; thence N49°06'23"N, along said Southerly R/W line for 14.00 feet; thence S42°45'37W, for 246 feet, more or less, to the edge of the Gulf of Mexico; thence Easterly along said edge of the Gulf of Mexico to said Western boundary of Gulf Lagoon Beach; thence N40°05.37"E, along said Western boundary for 246 feet, more or less, to Point of Beginning.

**TOGETHER WITH A 4.50 FOOT EASEMENT FOR INGRESS, EGRESS AND SIDEWALK CONSTRUCTION DESCRIBED AS FOLLOWS:**

Commence at the Northwesterly corner of Lot 11, Block 13, Gulf Lagoon Beach, according to the plat recorded in Plat. Book 8, Page 24, in the Public Records of Bay County, Florida; thence S40°05'37 W along the Western boundary of said Gulf Lagoon Beach for 374.25 feet to the Southerly R/W line of a 60.00 foot street; thence N49°08'23"W for 14.00 feet; thence S42°46'37"W for 18.00 feet to the Point of Beginning; thence continue S42°46'37"W for 36.50 feet; thence N57°13'23"E for 4.50 feet; thence N42°46'37"E for 36.50 feet; thence S57°13'23"E for 4.50 feet to the Point of Beginning.

**ALSO TOGETHER WITH A 6.00 (SIX) FOOT EASEMENT FOR INGRESS, EGRESS AND MAINTENANCE DESCRIBED AS FOLLOWS;**

Commence at the Northwesterly corner of Lot 11, Block 13, Gulf Lagoon Beech, according to the plat recorded in Plat Book 8, Page 24, in the Public Records of Say County, Florida; thence S40°05'37" along the Western boundary of said Gulf Lagoon Beach for 374.25 feet to the Southerly R/W line of a 60.00 foot street; thence N49°08'23"W for 14.00 feet; thence S42°46'37"W for 18.00 feet to the Point of Beginning; thence continue S42°46'37"W for 90.70 feet; thence N57°13'23"W for 6.00 feet; thence N42°46'37"E for 90.70 feet; thence S57°13'23"E for 6.00 feet to the Point of Beginning.

Property Address: 5903 Gulf Drive, Panama City Beach, FL 32408

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

\*"Grantor" and "grantee" are used for singular or plural, as context requires.

Subject to easements, restrictions, and covenants of record, and real property taxes for the current year which are prorated.

In Witness Whereof, the said Grantor has hereunto set the Grantor's hand and seal the day and year first above written.

Donald F. Nations  
Donald F. Nations

Marilyn S. Nations  
Marilyn S. Nations

Suzanne M. LaBarbera  
Witness #1 Signature  
Suzanne M. LaBarbera

[Signature]  
Witness #2 Signature

Lynn Smith  
Witness #2 Print Name

Witness #1 Print Name

State of FL ; County of Bay

The foregoing instrument was acknowledged by me this March 11, 2016 \_\_\_\_\_  
by: Donald F. Nations and wife, Marilyn S. Nations who is/are personally known by me or who  
has produced: a valid driver's license as identification and who did not take an oath.

Suzanne M. LaBarbera  
Notary Public

My Commission Expires: \_\_\_\_\_

