

THIS INSTRUMENT PREPARED BY:

Davage J. Runnels, III
Hall & Runnels
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Suite 300
Destin, Florida 32541

16-6349

(The space above is provided for recording information)

WARRANTY DEED

THIS WARRANTY DEED made this 6th day of May, 2016, between **John Bleau and Kelly J Bleau, husband and wife**, whose mailing address is 164 Lillian Street, Gilbert, South Carolina 29054, hereinafter referred to as "grantor", and **Edward Gene Elkins, Jr. and Darlene Pritchard Elkins, as Trustees of the Elkins Family Trust dated August 25, 2014**, together with the power and authority either to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described herein, whose mailing address is 216 Johnson Bayou Drive, Panama City Beach, Florida 32407, hereinafter referred to as "grantee". (Wherever used herein the terms "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)

W I T N E S S E T H:

That the grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which 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:

Condominium Unit 1008, MAJESTIC BEACH TOWER II, a Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Record Book 2743, Page 949, as amended from time to time, of the Public Records of Bay County, Florida.

Parcel Identification No. R 34881-577-076

This conveyance is made subject to covenants, conditions, restrictions and easements of record, if any, which may now affect the above described property, but this provision shall not operate to reimpose the same. Also subject to zoning regulations and ordinances, and to real estate taxes for the year 2016 and subsequent years.

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 Grantor hereby covenants with said grantee that 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 31, 2015.

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:

Cathy Gajczynski
witness #1 signature
Cathy Gajczynski
print witness #1 name

John Bleau
John Bleau - Seller

Richal Patel
witness #2 signature
RICHAL PATEL
print witness #2 name

Kelly J Bleau
Kelly J Bleau - Seller

(witnesses as to both signatures)

STATE OF South Carolina
COUNTY OF Lexington

The foregoing instrument was acknowledged before me this 3rd day of May, 2016, by John Bleau and Kelly J Bleau, husband and wife who: (Notary must check applicable box)

- is personally known to me.
- produced a current South Carolina (state) driver's license as identification.
- produced _____ as identification.

Vincent Elia
Notary Public
print Notary Name
My Commission Expires: August 29, 2017

(notary seal)

VINCENT ELIA
Notary Public - State of South Carolina
My Commission Expires August 29, 2017