

THIS INSTRUMENT PREPARED BY:
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Panama City, FL 32401
(850) 785-7454

RE# 12860-126-000

WARRANTY DEED

THIS WARRANTY DEED is made this 15th day of July, 2016, between **Baldwin Rowe Townhomes LLC, a Louisiana limited liability company**, the principal place of business of which is 7910 Wrenwood Boulevard, Suite A, Baton Rouge, LA, 70809 ("Grantor"), and **Debra A. Monroe**, whose address is 205 Baldwin Rowe Circle, Panama City, FL 32405 ("Grantee"),

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, paid by Grantee to Grantor, the receipt and sufficiency of which Grantor hereby acknowledges, does hereby grant, bargain, and sell to the Grantee, and Grantee's heirs forever, the following described real property, situate, lying, and being in the County of Bay, State of Florida, to-wit:

LEGAL DESCRIPTION (Unit 205 Baldwin Rowe Townhomes):

For a point of reference, commence at a 4"x4" concrete monument stamped "No. 1718", said concrete monument being the Northeast corner of Lot 123 of the St. Andrews Bay Development Company's subdivision of Section 21 as recorded in Plat Book 6, Page 13 of the Public Records of Bay County, Florida; thence run along the East boundary of said Lot 123, South 00°21'41" East (an assumed bearing) for a distance of 330.00 feet to a point on the South boundary of Section 21, Township 3 South, Range 14 West; thence departing said section line run along the East boundary of Lot 6 (and a projection thereof) and Lot 11 of St. Andrews Bay Development Company's Subdivision of Section 28 as recorded in Plat Book 6, Page 18 of the Public Records of Bay County, Florida, South 00°46'06" East for a distance of 321.43 feet; thence departing said East boundary of Lot 6, run South 89°13'54" West for a distance of 231.91 feet to the Point of Beginning; thence run along the perimeter of Unit 205 including the garage and porch and along the party wall centerlines between Unit 205 and Units 204 and 206, the following ten (10) courses: South 10°19'16" West, for a distance of 55.50 feet; thence North 79°40'44" West, for a distance of 3.00 feet; thence South 10°19'16" West, for a distance of 10.00 feet; thence North 79°40'44" West, for a distance of 13.00 feet; thence North 10°19'16" East, for a distance of 10.00 feet; thence North 79°40'44" West, for a distance of 3.00 feet; thence North 10°19'16" East, for a distance of 45.20 feet; thence South 79°40'44" East, for a distance of 6.70 feet; thence North 10°19'16" East, for a distance of 10.30 feet; thence South 79°40'44" East, for a distance of 12.30 feet to the Point of Beginning.

("Property").

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.

SUBJECT TO easements, reservations, rights of way, mineral interests of record, and taxes for the current year.

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

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed by its duly authorized officer on the day and year first above written.

Signed, sealed & delivered in the presence of:

Baldwin Rowe Townhomes LLC, a Louisiana limited liability company

1) *[Signature]*
Printed Name of Witness 1: William Giesert

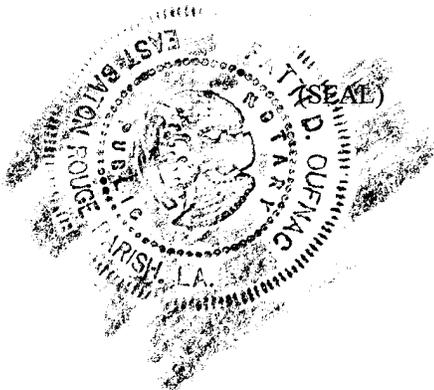
[Signature]
By: Brian D. Campbell, Jr.
Its: Manager

2) *[Signature]*
Printed Name of Witness 2: Debbie Vince

STATE OF LOUISIANA
PARISH OF EAST BATON ROUGE

The foregoing instrument was acknowledged before me this 17th day of July, 2016, by Brian D. Campbell, Jr., who is known personally known to me be the person described in and who executed the foregoing instrument as Manager of Baldwin Rowe Townhomes LLC, a Louisiana limited liability company. He has acknowledged before me that he executed the foregoing instrument as such officer in the name and on behalf of the corporation/company.

[Signature]
(Print Name)
Notary Public
Commission #
My Commission Expires:



OFFICIAL SEAL
PATTI D. OUFNAC
NOTARY ID # 33346
STATE OF LOUISIANA
PARISH OF EAST BATON ROUGE
My Commission Expires at Death