

Prepared By:
Bonney & Associates, PA
514 Magnolia Avenue
Panama City, FL 32401

Return To:
Bonney & Associates, PA (SP \$75,000.00)
514 Magnolia Avenue
Panama City, FL 32401

File No. 2017.2262

Property Appraiser's Parcel I.D. (folio) Number(s)
13181-000-000

WARRANTY DEED

THIS WARRANTY DEED dated February 17, 2017, by Panhandle Development, LLC, a Florida limited liability company, whose post office address is 226 W. 6th Street, Panama City, FL 32401, hereinafter called the grantor, to Skinner Private Capital Group, LLC, a Florida limited liability company, whose post office address is 1913 W. 24th St., Panama City, FL 32401, hereinafter called the 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)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in Bay County, Florida, to wit:

As shown on Exhibit A which is attached hereto and incorporated herein by reference.

Subject to easements, restrictions, reservations and limitations of record, if any.

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 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, 2016.

WARRANTY DEED
(Continued)

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
(Witness Signature)

Phillip D. Hutchison Jr

[Signature]
(Witness Signature)

Caroline J. Quinet

Panhandle Development, LLC, a Florida limited liability company

BY: *[Signature]*
John S. Gary
Managing Member

226 W. 6th Street
(Address)

Panama City, FL 32401
(Address)

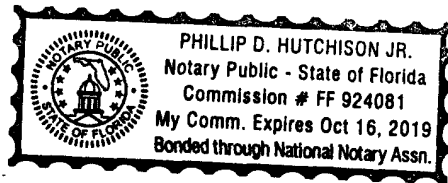
STATE OF Florida
COUNTY OF Bay

I, the undersigned, a Notary Public of the County and State first above written, do hereby certify that John S. Gary as Managing Member of Panhandle Development, LLC, a Florida limited liability company personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 17th day of February 2017.

[Signature]
Notary Public

My Commission Expires:
(SEAL)



WARRANTY DEED

(Continued)

EXHIBIT A

COMMENCE AT A 5 INCH ROUND CONCRETE MONUMENT MARKING THE SOUTHWEST CORNER OF THE EAST HALF OF LOT 106, ST. ANDREWS BAY DEVELOPMENT COMPANY PLAT, SECTION 30, TOWNSHIP 3 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA; THENCE N00°53'35"E ALONG THE WEST LINE OF SAID EAST HALF OF LOT 106 FOR 297.49 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 24TH STREET; THENCE S89°58'42"E ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR 177.91 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°58'42"E ALONG SAID SOUTH RIGHT OF WAY LINE FOR 129.60 FEET TO THE WEST RIGHT-OF-WAY LINE OF FORTUNE AVENUE; THENCE S00°53'29"W ALONG SAID WEST RIGHT-OF-WAY FOR 297.37 FEET TO THE SOUTH LINE OF SAID LOT 106, THENCE S90°00'00"W ALONG SAID SOUTH LINE OF LOT 106 FOR 129.60 FEET; THENCE LEAVING SAID SOUTH LINE OF LOT 106 RUN N00°53'29"E FOR 297.42 FEET TO THE POINT OF BEGINNING.