

Prepared By and Return To:

Florida Coastal Closing & Escrow, LLC
Attn: Jubal Mathis
1002 West 23rd Street, Suite 330
Panama City, FL 32405

Order No.: 17-0180

Property Appraiser's Parcel I.D. (folio) Number:
11627-012-000

WARRANTY DEED

THIS WARRANTY DEED dated April 7, 2017, by LDB Holdings, LLC, existing under the laws of Florida, and having its principal place of business at 700 Ohio Avenue, Lynn Haven, Florida 32444 (the "Grantor"), to Sarah J. Lotring, whose post office address is 211 Mowat School Road , Lynn Haven, Florida, 32444 (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 Ten And No/100 Dollars (\$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 County of Bay, State of Florida, viz:

Commence at the Northeast corner of the Southeast Quarter of the Northwest Quarter of Section 16, Township 3 South, Range 14 West; thence South 00 degrees 57 minutes 50 seconds West along the centerline of State Road 77 (as located in June 1969), 10.29 feet; thence South 88 degrees 40 minutes 50 seconds West, 60.05 feet to the South right-of-way line of Mowat School Road and the new West right-of-way line of State Road 77 (as located in October 1973); thence South 88 degrees 40 minutes 50 seconds West along the South right-of-way of Mowat School Road 477.12 feet to Point of Beginning; thence South 00 degrees 55 minutes 07 seconds West 104.21 feet; thence North 89 degrees 38 minutes 40 seconds West, 125 feet; thence North 00 degrees 58 minutes 10 seconds East, 100.56 feet to said South right-of-way line of Mowat School Road; thence North 88 degrees 40 minutes 50 seconds East along said right-of-way line 125 feet to Point of Beginning.

Grantor attests property is non homestead

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

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

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, 2017.

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

LDB Holdings, LLC

BY: Lewis E Baber
Lewis E Baber
Manager

Grantor Address:
700 Ohio Avenue
Lynn Haven, FL 32444

Signed, sealed and delivered in presence of:

[Signature]
Witness Signature

Tracy Mather
Printed Name of First Witness

[Signature]
Witness Signature

Diane Stabert
Printed Name of Second Witness

STATE OF FLORIDA

COUNTY OF BAY

I, Jubal Earl Mathis, a Notary Public for the State of Florida, do hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Lewis E Baber, manager of LDB Holdings, LLC known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he/she executed the same and who is personally known to me or has been identified by providing valid identification.

Witness my hand and official seal, this the 7th of April, 2017.

[Signature]
Notary Public

My Commission Expires: February 22, 2018

(SEAL)

