

This instrument prepared by:  
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Burke Blue Hutchison Walters & Smith, P.A.  
P.O. Box 70  
Panama City, FL 32402

File No. Parcel ID #: 22448-000-000

Based On: \$118,500.00  
Documentary Stamps Collected: \$829.50

### WARRANTY DEED

THIS INDENTURE, made this 23rd of August, 2017, between **HABITAT FOR HUMANITY OF BAY COUNTY, FLORIDA, INC.**, a Florida non-profit corporation, with its principal place of business at Post Office Box 408, Panama City, Florida 32402, Grantor, and **Melanie Huynh**, an unmarried person, whose address is 311 Gray Avenue, Panama City, FL 32401 Grantee.

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and 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, Florida, to-wit:

All that certain parcel of land situate in the County of Bay, State of Florida, described as follows:

**The North Half of Lot 18 in Block "B" according to plat of W. B. Gray's Subdivision of a part of Millville, Florida, in the Southeast Quarter of the Southeast Quarter of the Northeast Quarter of Section 10, Township 4 South, Range 14 West, on file in the office of the Clerk of the Circuit Court of Bay County, Florida.**

**ALSO:**

**Beginning at a point which is 330 feet West of and 240 feet North of the Southeast corner of the Northeast Quarter of Section 10, Township 4 South, Range 14 West, running thence North 10 feet, thence West 165 feet, thence South 10 feet, thence East 165 feet to the place of beginning.**

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.

This conveyance is made subject to the following covenant:

The Grantee understands that the Grantor, **HABITAT FOR HUMANITY OF BAY COUNTY, FLORIDA, INC.**, is a nonprofit charitable organization that works with low income people who need simple decent shelter. **HABITAT FOR HUMANITY OF BAY COUNTY, FLORIDA, INC.**, accepts contributions which are used to build new houses and has a responsibility to its contributors to put the money to its best possible use.

Accordingly, within fifteen years from the date of this Deed, should the Grantees desire to move from and/or sell the above property, the Grantees shall notify **HABITAT FOR HUMANITY OF BAY COUNTY, FLORIDA, INC.**, of the Grantees' desire to move at least sixty (60) days before moving (or as soon as possible before moving). The Grantees will allow **HABITAT FOR HUMANITY OF BAY COUNTY, INC.**, to select a family to purchase the property for the same price and on the same terms as the property was sold to the Grantees--that is--at no profit and no interest to the Grantees or to **HABITAT FOR HUMANITY OF BAY COUNTY, FLORIDA, INC.** However, all house payments and the fair market value of any permanent improvements to the property will be repaid to the Grantees by **HABITAT FOR HUMANITY OF BAY COUNTY, FLORIDA, INC.**, as the purchase price.

After fifteen (15) years, this covenant will expire and the Grantees thereafter will be free to sell or otherwise transfer the property as the Grantees may choose. **HABITAT FOR HUMANITY OF BAY COUNTY, FLORIDA, INC.**, may waive its rights under this covenant at its absolute option.

The provisions of these paragraphs shall survive the closing of the sale provided for in these paragraphs.

Right of First Refusal -

For and in consideration of the sale of the within improved lot to the Grantee, the Grantee for herself, her heirs and assigns, join in the execution of this instrument for the limited purpose of bargaining, granting, and conveying to the Grantor (Habitat for Humanity of Bay County, Florida, Inc. [hereinafter "HFHBC"]), its successors and assigns the Right of First Refusal Of any bona-fide Offer to Purchase or Lease which Grantee finds acceptable for the sale or lease of the within property. This Right of First Refusal shall extend for a period of fifteen years from the date of recording this Deed and during said fifteen year period, the Grantee agrees with HFHBC that Grantee may not convey, sell or lease the within property to a third party without first offering the property for sale or lease to HFHBC, its successors and assigns upon the terms and conditions of any bona-fide offer received and deemed acceptable by the Grantee, their heirs and assigns.

Any sale or lease by Grantee within a period of fifteen (15) years from the date of the recording of this Deed, HFHBC shall have a right of first refusal which means that if Grantee receives an offer from a third party to buy or lease the within improved lot, the Grantee must first offer the house for sale or lease to HFHBC at the same price and upon receipt of such offer from the Grantee, HFHBC shall have fifteen (15) days to contract to repurchase or lease the house from Grantee.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Habitat for Humanity of Bay County, Florida, Inc., a  
Florida non-profit corporation

Mary A. Barnes  
Mary A. Barnes  
Witness Print Name

[Signature]  
By: Joe Granducci, President

[Signature]  
AMBER GOLDEN  
Witness Print Name

Sheila S. Ware  
Sheila S. Ware  
Witness Print Name

[Signature]  
Melanie Huynh

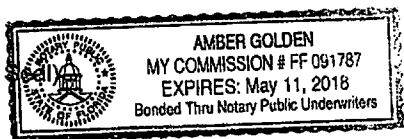
[Signature]  
AMBER GOLDEN  
Witness Print Name

State of Florida  
County of Bay

The foregoing instrument was acknowledged before me this 23rd day of August , 2017, by Joe Granducci, as President of Habitat for Humanity of Bay County, Florida, Inc., a Florida non-profit corporation on behalf of the company, who:

is personally known to me.  
 produced \_\_\_\_\_ as identification.

(Notary Seal)



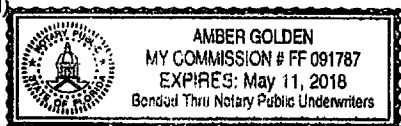
Amber Golden (Signature)  
AMBER GOLDEN (Print Name)  
Notary Public  
Serial # FF091787  
My Commission Expires: May 11, 18

State of Florida  
County of Bay

The foregoing instrument was acknowledged before me this 23rd day of August, 2017, by Melanie Huynh, who:

is personally known to me.  
 produced FDL as identification.

(Notary Seal)



Amber Golden (Signature)  
AMBER GOLDEN (Print Name)  
Notary Public  
Serial # FF091787  
My Commission Expires: May 11, 18