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WARRANTY DEED

THIS WARRANTY DEED is made this 8th day of January, 2018, by and between, **Charles R. King**, the unmarried widower of Virginia P. King (the "Grantor") whose mailing address is 2822 Country Club Drive, Lynn Haven, FL 32444, and **KINGS MANOR PROPERTIES, LLC**, a Florida limited liability company, (the "Grantee"), whose address is: 2822 Country Club Drive, Lynn Haven, FL 32444.

WITNESSETH, that Grantor is the sole member of the LLC, and for no consideration, does hereby remise, release and transfer unto Grantee all of the right, title, interest, claim and demand which Grantor has in and to the following described real property, situate, lying, and being in the County of Bay, State of Florida, to wit:

See attached EXHIBIT "A"

The land described herein is not the homestead of the grantor, and neither the grantor nor anyone for whose support the grantor is responsible, resides on or adjacent to said land.

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


SUBJECT TO easements and covenant restrictions of record, if any, and taxes for the current year.

TO HAVE AND TO HOLD, in fee simple, forever.

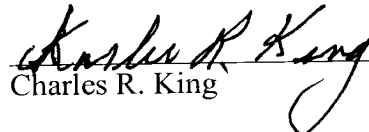
AND GRANTOR does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed on the day and year first above written.

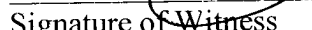
Signed, sealed & delivered
in the presence of:



Signature of Witness
Print Name: Scott B. Barloga



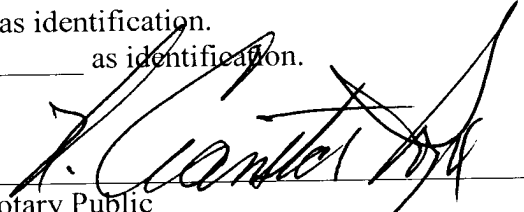
Charles R. King



Signature of Witness
Print Name: Christian Sullivan

STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me this 8th day of January, 2018,
by Charles R. King, who: (notary **must** check applicable line)
____ is personally known to me.
☒ produced current Florida driver license as identification.
____ produced _____ as identification.



Notary Public
My Commission Expires: _____

THIS INSTRUMENT PREPARED BY:
SCOTT B. BARLOGA, ESQ.
POPE & BARLOGA, P.A.
P.O. BOX 1609
490 GRACE AVENUE
PANAMA CITY, FLORIDA 32402
(850) 784-9174



A title search was neither requested nor conducted.

EXHIBIT "A"

PARCEL 1

34881-390-701 - 10515 FRONT BEACH RD 701

Condominium Parcel: Unit Number: 3-701

Long Beach Tower III, a Condominium, all as set forth in the Declaration of Condominium and the exhibits annexed thereto and forming a part thereof, as recorded in Official Records Book 1841, Page 1239, all of the Public Records of Bay County, Florida, and as may be amended from time to time; together with all of its appurtenances according to the Declaration of Condominium. Subject, however, to all of the provisions of the Declaration of Condominium.

PARCEL 2

09008-000-000 120 Carolina Ave

Lots 7 and 8, Block 11, Lynn Haven, according to plat on file in the Office of the Clerk of the Circuit Court of Bay County, Florida

PARCEL 3

08886-007-000 207 3rd Street

Unit 207, that part of Lots 1, 2, and 16, Block J, Bay Park Manor as per plat thereof recorded in Plat Book 1, Page 15 of the Public Records of Bay County, Florida and that part of 3rd Street described as follows: Commence at the Southwest corner of Lot 16 of said Block J; thence North along the East R/W line of Pennsylvania Avenue a distance of 43.55 feet; thence East 69.50 feet to the Point of Beginning; thence continue East a distance of 16.50 feet to the extended centerline of a common wall; thence North along said centerline and its Northerly and Southerly extension a distance of 106.45 feet to the South R/W line of said 3rd Street; thence West along said South R/W line a distance of 16.50 feet to the extended centerline of a common wall; thence South along said centerline and its Northerly and Southerly extension a distance of 106.45 feet to the Point of Beginning. Subject to a 5 foot wide access and utilities easement along the South line thereof.

PARCEL 4

10422-000-000 1617 MAINE AVE (lot 13)

Lot Thirteen (13) of Block Two Hundred Seventy (270), Lynn Haven, Florida, According to the Plat of Said City on File in the Office of the Clerk of the Circuit Court of Bay County, Florida.

PARCEL 5 (lot 11 & 12)

10421-000-000 1619 MAINE AVE

Lots Eleven (11) and Twelve (12) of Block Two Hundred Seventy (270), Lynn Haven, Florida, According to the Plat of Said City on File in the Office of the Clerk of the Circuit Court of Bay County, Florida.

PARCEL 6

11634-192-000

316 FLOYD DR

LOT 8, BLOCK "D", REPLAT OF BELAIRE ESTATES, AS RECORDED IN PLAT BOOK 11, PAGE 95, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA.

PARCELS 7-10

11534-012-000, 11534-000-000, 11534-010-000 & 11534-011-000

4529, 4533, 4535 and 4537 HWY 389

Lot 19, according to St. Andrews Bay Development Company's Platting of Section 15, Township 3 South, Range 14 West, as per plat on file with the Clerk of the Circuit Court of Bay County, Florida. LESS AND EXCEPT the State Road R/W of State Road #389 along the East side of said property.