

5/P 71,000.00
executive line

OR 906 PG 777

COMPLIMENTS OF
BAY COUNTY LAND & ABSTRACT CO. INC.
FILE 82-14107

This Indenture,

(The terms "grantor" and "grantee" herein shall be construed to include all grantors and grantees singular or plural as the context indicates.)

"THIS INSTRUMENT WAS PREPARED BY
Emily W. Cooper
AN OFFICER OF BAY COUNTY LAND &
ABSTRACT COMPANY, INCORPORATED
P O BOX 2402, PANAMA CITY, FLORIDA,
FOR PURPOSES OF TITLE INSURANCE."
BCR # 54118-C CN

Made this 6th day of July

BERNARD A. BODEN and wife, AVRIL M. BODEN

of the County of Fairfax, State of Virginia

FREDRICK D. RYE and wife, DEBRA A. RYE

whose post-office address is 2041 Shamrock Lane Lynn Haven
of the County of Bay, State of Florida

19 82, Between
82 JUL 28 3:10
FILED
MARGA D. BAZZEL
CLERK OF CIRCUIT COURT
BAY COUNTY, FLORIDA

Witnesseth: That said grantor, for and in consideration of the sum of ten (\$10.00) Dollars, and other good and valuable considerations 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, successors and assigns forever, the following described land, situate, lying and being in Bay County, Florida, to-wit:

Lot 19, in Block "E", according to the Plat of Derby Woods, as recorded in Plat Book 13, Page 16, in the Office of the Clerk of Circuit Court of Bay County, Florida.

SUBJECT TO: Restrictions as shown recorded in Official Records Book 730, Page 571; mineral Deed as shown recorded in Official Records Book 638, Page 211; Easement to Gulf Power as shown recorded in Official Records Book 722, Page 201.

THIS CONVEYANCE IS SUBJECT TO a Mortgage in the original principal amount of \$ 55,500.00, given by Bernard A. Boden and wife, Avril M. Boden to Stockton, Whatley, Davin & Company, dated February 19th, 1982, filed February 19, 1982, and recorded in Official Records Book 883, Page 688; and grantee does hereby assume and agree to pay all the unpaid portion of said mortgage indebtedness and all sums of money agreed to be paid by the mortgagor in said mortgage, and assures and agrees to perform all obligations and liabilities of the mortgagor as set forth in said mortgage.

Documentary Tax Pd. \$ 319.50
Intangible Tax Pd. \$ _____
Harold Bazzel, Clerk, Bay County
By: wdm D.C.

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.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written. Signed, sealed and delivered in our presence:

Valerie Burton
515 E. Maple Ave. Tallahassee

Bernard A. Boden (Seal)
Bernard A. Boden

Frances Phuca
515 Maple Ave E. Tallahassee 22180

Avril M. Boden (Seal)
Avril M. Boden

STATE OF ~~FLORIDA~~ Virginia
COUNTY OF ~~BAY~~ Fairfax
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared

BERNARD A. BODEN and wife, AVRIL M. BODEN

to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me the execution of same.

WITNESS my hand and official seal in the County and State last aforesaid this 6th day of July, 1982

Filed for record 3:10 P
m. o'clock and duly recorded Book and Page indicated above. Harold Bazzel, Clerk, Circuit Court.
By: *Doreen Henderson*

Notary Public My Commission Expires March 16, 1985
My commission expires: _____