FORM 107 WARRANTY DEED

** OFFICIAL RECORDS **
BK 944 PG 1592

FILE# 83-27854
BAY COUNTY, FLORIDA

PANAMA CITY FLORIDA 32401
CLERK OF BAY COUNTY
FOR PURPOSES OF TITLE INSURANCE

executive line

This Indenture,

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

BCL#60597-A mds

Made this 12th *day of* August *19* 83 , **Between**

MARK E. NEUBAUER, AS TRUSTEE

of the County of Bay *, State of* Florida *, grantor, and*

MARK E. NEUBAUER and wife, PEGGY NEUBAUER

whose post-office address is Wewa Route 75-421, Panama City, FL 32404
of the County of Bay *, State of* Florida *, grantee,*

Witnesseth: *That said grantor, for and in consideration of the sum of* Ten & NO/100------ *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 44, in Block F, according to the plat of Sandy Creek Ranch and Country Club Phase I, as recorded in Plat Book 14, Page 4, in the Office of the Clerk of the Circuit Court of Bay County, Florida.

SUBJECT TO: Restrictions recorded in Official Records Book 449, Page 527 and modified in Official Records Book 525, Page 678; Declaration of Easements recorded in Official Records Book 389, Page 483; Easement recorded in Official Records Book 813, Page 131; Reservations, of all oil gas and minerals and restrictions and limitations recorded in Official Records Book 302, Page 133; to the extent to which any or all of the foregoing are valid and enforceable; the mention herein, however, does not serve to reimpose same.

Documentary Tax Pd. $ .45
Intangible Tax Pd. $ —
Harold Bazzel, Clerk, Bay County
By: DC 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:

Mark E Neubauer Trustee (Seal)
Mark E. Neubauer, as Trustee
(Seal)
(Seal)
(Seal)

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

MARK E. NEUBAUER, AS TRUSTEE

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 12th *day of* August , 1983.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES APRIL 30, 1985

Notary Public
My commission expires:

RCD: AUG 25 1983 @ 3:21 PM
HAROLD BAZZEL, CLERK

7988 M