

*This Instrument prepared by:  
Gulf Coast Title & Abstract  
of Panama City, Inc.  
1430 Harrison Avenue  
Panama City, Florida 32401  
Case Number: 94-0891-6-LDN*

Deed Doc. Tax Pd. \$ 525.00  
Mtg. Doc. Tax Pd. \$ \_\_\_\_\_  
Intangible Tax Pd. \$ \_\_\_\_\_  
Harold Bazzel, Clerk, Bay County  
By: PK D.C.

FILE# 94-43088  
BAY COUNTY, FLORIDA

\*\*\*\*Clerk's Office Use Only\*\*\*\*

WARRANTY DEED - INDIVID. TO INDIVID.

***This Warranty Deed*** Made on September 14, 1994 by and between:

*Farhad E. P. Estekanchi  
5880 N. Etton Court  
Duluth, Georgia 30136*

*hereinafter called the grantor, to*

*Roy D. Thibodaux and wife, Cynthia Thibodaux  
814 Longwood Circle  
Panama City, Florida 32405*

*hereinafter called 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 \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Bay County, Florida to viz:

**Bay County Property Appraiser's RE# 13783-019-000**

**Lot 16, Block 6, Huntingdon Estates Unit Three as recorded in Plat Book 12, Pages 11 and 11A in the Public Records of Bay County, Florida.**

**THE SUBJECT PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR.**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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, 1993; restrictions, reservations, and easements of record.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

✓ FARAMARZ FARAZMAND  
(PRINT OR TYPE NAME)

Farhad E. P. Estekanchi <sup>SEP 14 1994</sup> [L.S.]

✓ HOUSHANG AGHILI  
(PRINT OR TYPE NAME)

\_\_\_\_\_ [L.S.]

STATE OF: \_\_\_\_\_  
COUNTY OF: \_\_\_\_\_

The foregoing instrument was acknowledged before me this 14th day of September, 1994, by

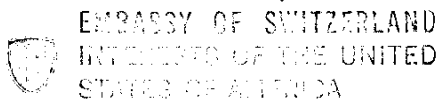
Farhad E. P. Estekanchi

who is  personally known to me or  who has produced photo identification and who did not take an oath.

(seal)

X \_\_\_\_\_  
\_\_\_\_\_  
(PRINT OR TYPE NAME)

Notary Public  
My Commission Expires:



Seen for authentication of the signature and (or) the seal of

— MR. FARHAD ESMAEIL POUR —  
— ESTEKANCHI, HOLDER OF IRANIAN —  
— PASSPORT # 4364040, ISSUED AT —  
— TEHRAN, IRAN ON SEP. 15, 1991 —  
Nr 002290 GV-15/1A  
Fees SFr. 25 = Rls. 44000/-

Tehran, 14 SEP. 1994  
The Ambassador of Switzerland  
by o.

RCD: SEP 23 1994 @ 9:05 AM  
HAROLD BAZZEL, CLERK

THIS AUTHENTICATION CONCERNS  
ONLY THE SIGNATURE(S)  
AND NOT THE CONTENTS  
OF THE DOCUMENT

J.-C. Himmann  
Head of  
Foreign Interests Section

