

Return to: Jared Bradley  
Name: Acquire Title, Inc.  
Address: 32 East County Highway 30A,  
Suite 203  
Grayton Beach, Florida 32459

This Instrument Prepared by:  
Jared Bradley  
Acquire Title, Inc.  
32 East County Highway 30A,  
Suite 203  
Grayton Beach, Florida 32459  
as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

INSTR # 897439  
OR BK 2677 Pages 602 - 602  
RECORDED 06/27/05 15:04:31  
MARTHA INGLE, WALTON  
COUNTY CLERK OF COURT  
DOC STMP-D: \$1442.00  
DEPUTY CLERK S BELL  
#8

Property Appraisers Parcel I.D. (Folio) Number(s):  
35573-000-000  
Grantee(s) I.D.#(s):  
File No:3014341

**WARRANTY DEED**  
(LIMITED LIABILITY COMPANY)

This Warranty Deed Made the 24th day of June, 2005, by M. L. NIRO L.L.C., a Florida Limited Liability Company, having its place of business at 410 Clarron Drive, Panama City Beach, Florida 32413, hereinafter called the grantor,

to Joseph A. Adkins and Christine L. Adkins, husband and wife, as to a 50% Interest AND Zachary A. Cooper, an unmarried man, as to a 50% Interest as Tenants in Common, whose post office address is: 738 E. Henry Street, Savannah, Georgia 31401, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, by these presents grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Bay County, Florida, viz:

Lot 212, of RIVIERA BEACH, according to the Plat thereof, as recorded in Plat Book 8, at Page 59, of the Public Records of Bay County, Florida

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 2004, reservations, restrictions and easements of record, if any.

(Wherever used herein the terms "grantor" and "grantee" included all the parties to this instrument, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation.)

In Witness Whereof, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence:

ATTEST: \_\_\_\_\_  
Secretary

M. L. NIRO L.L.C.

Witness Signature: \_\_\_\_\_  
Printed Name: JARED BRADLEY

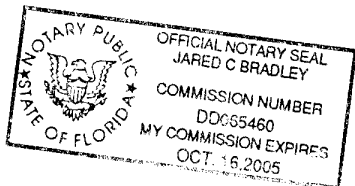
BY: \_\_\_\_\_  
Lance G. Nicholas, Managing Member

Witness Signature: \_\_\_\_\_  
Printed Name: Christine molnar

STATE OF FLORIDA  
COUNTY OF Walton

The foregoing instrument was acknowledged before me this 24th day of June, 2005, by Lance G. Nicholas as Managing Member of M. L. NIRO L.L.C., a Florida Limited Liability Company, on behalf of the corporation. He/she is personally known to me or who has produced driver license(s) as identification.

My Commission Expires:



Printed Name: \_\_\_\_\_  
Notary Public  
Serial Number \_\_\_\_\_

3014341  
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Being re-recorded in correct county.

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