

Prepared by and return to:
Peggy S. Owens, an employee of
McNeese Title, LLC,
36468 Emerald Coast Parkway, Suite 1201
Destin, Florida 32541

File Number: 09-1346PO

Warranty Deed

This Indenture, made October 26, 2009 A.D.

Between Vista Ridge Properties, LLC, a Florida limited liability company whose post office address is: 825 Greenway Drive, Coppell, Texas 75019 a Limited Liability Company existing under the laws of the State of Florida, Grantor and Doyle W. Hain whose post office address is: 212 Poinciana Drive, Homewood, Alabama 35209, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Santa Rosa, State of Florida, to wit:

Lot 4, "DIANA POINT", according to the Plat thereof as recorded in Plat Book F, Page 58, of the Public Records of Santa Rosa County, Florida.

Being and intended to be the same premises conveyed to the Grantor herein by deed recorded September 12, 2006 in Book 2648, Page 1586 Public Records of Santa Rosa County, Florida.

Parcel Identification Number: 02-2S-27-0953-00000-0040

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 for all covenants, conditions, restrictions, reservations, limitations, easements of record and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any and taxes accruing subsequent to December 31, 2009.

COPY

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Vista Ridge Properties, LLC, a Florida limited liability company

By: [Signature] - MANAGING MEMBER
John Plohetski
Its: Managing Member

Signed and Sealed in Our Presence:

[Signature]
Witness Print Name: Priscilla Medina

[Signature]
Witness Print Name: Mark Grenillion

State of Texas
County of Denton

The foregoing instrument was acknowledged before me this 23rd day of October, 2009, by John Plohetski, the Managing Member of Vista Ridge Properties, LLC, a Florida limited liability company A Limited Liability Company existing under the laws of the State of Florida, on behalf of the company. He/She is personally known to me or has produced current driver's license(s) as identification.



(Seal)

Ruth Bleeker
Notary Public
Notary Printed Name: Ruth Bleeker
My Commission Expires: March 10, 2013

ORIGINAL COPY