

7.00
10,600.00
10,607.00

THIS INSTRUMENT WAS PREPARED BY:

James M. Weber
OF: BEGGS & LANE
700 BRENT BUILDING
PENSACOLA, FLORIDA

WARRANTY DEED

1144 PAGE 295

STATE OF FLORIDA
ESCAMBIA COUNTY

KNOW ALL MEN BY THESE PRESENTS: That I, Ouida Baggett Regan, an unmarried woman (herein "Grantor"), for and in consideration of the sum of One Hundred and no/100 Dollars (\$100.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto BAYSHORE ASSOCIATES, a Washington general partnership composed of Paul M. Jackson and Barbara L. Jackson, with its principal place of business being 825 Bayshore Drive, Pensacola, Florida 32507, its successors and assigns, forever, the following described real property in Escambia County, Florida, to-wit:

Legal description of property is contained in Exhibit "A" attached hereto and by reference thereto incorporated herein as if set forth herein in full.

TO HAVE AND TO HOLD the same unto the said BAYSHORE ASSOCIATES, a Washington general partnership, its successors and assigns, in fee simple, forever, together with all and singular the tenements, hereditaments, appurtenances and all other rights thereunto belonging or in anywise appertaining, free from all exemptions and right of homestead.

This conveyance evidences satisfaction in full of all of the terms and conditions of that certain Contract for Sale between Grantor and Grantee, dated May 3, 1978, and recorded in Official Record Book 1213, at pages 139 through 169 of the public records of Escambia County, Florida and Grantor acknowledges payment in full on all promissory notes secured by said Contract and by this deed the Grantor does hereby also convey and grant any and all right, title, interest or easements that she reserved or intended to reserve pursuant to said Contract.

Grantor covenants that she is well seized of an indefeasible estate in fee simple in said property, and has a good right to convey the same; that it is free of lien or encumbrance, and that she and her heirs and personal representatives, the said Grantee, its successors and assigns, in the quiet and peaceful possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend, provided, however, that there is excepted from these warranties the ad valorem real property taxes for 1978 and subsequent years and any acts, omissions or encumbrances of Bayshore Associates or any party claiming by, through or under it, and rights of any tenants or lessees.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 6th day of June, 1980.

Signed, sealed and delivered in the presence of:
[Signature: B. Curran]
[Signature: Lewis S. Sanders]

[Signature: Ouida Baggett Regan]
Ouida Baggett Regan

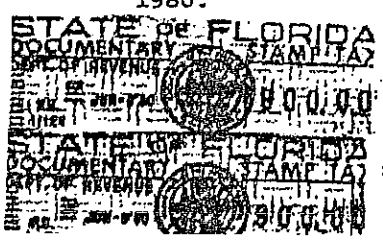


STATE OF FLORIDA
ESCAMBIA COUNTY

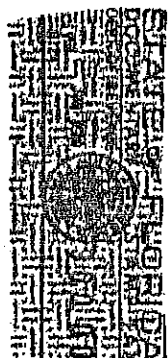
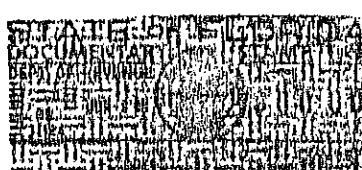
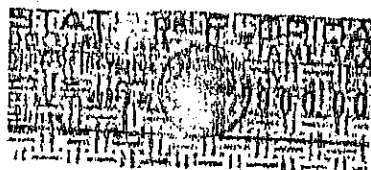
Before the subscriber personally appeared Ouida Baggett Regan, known to me, and known to me to be the individual described by said name in and who executed the foregoing instrument and acknowledged that she executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 6th day of June, 1980.

[Signature: Lewis S. Sanders]
Notary Public
State of Florida at Large
My Commission Expires: 6-19-81



Legal Description of property commonly known as Bayshore Apartments, 625 Bayshore Drive, Pensacola, Florida, which is attached to and forms a part of that certain deed from Ouida Baggett Regan to Bayshore Associates, a Washington General Partnership, dated June 6, 1980.

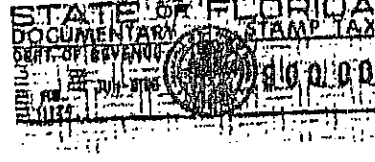


All of Lots 7 and 8 lying between Frisco Railroad right of way and Pensacola Bay in Driving Park Association Subdivision in Section 51, Township 2 South, Range 30 West, Escambia County, Florida, according to plat recorded in Deed Book 15, at Page 419 of the Public Records of Escambia County, Florida, more particularly described as follows:

Begin at the intersection of the easterly line of Section 50, Township 2 South, Range 30 West, and the southerly shore line of Bayou Chico; thence southeasterly along the said easterly line for a distance of 4884.54 feet to the southerly right of way line of Barrancas Avenue (80' R/W); thence southwesterly deflecting to the right 123° 10' along the said southerly right of way line for a distance of 337.92 feet; thence southeasterly parallel to the said section line and along the easterly line of Suburban Homes according to the plat recorded in Plat Book 1 at Page 72 of the Public Records of Escambia County, Florida, for a distance of 817.20 feet to the southeasterly corner of Lot 1 of the said subdivision; thence westerly deflecting to the right 98° 15' along the southerly line of the said Lot 1 for a distance of 122.80 feet to the southwesterly corner of the said Lot 1; thence southwesterly deflecting to the left 7° 19' 10" for a distance of 533.67 feet to the northeasterly corner of Lot 7 of the property described; thence southerly deflecting to the left 72° 00' 35" along the easterly line of said Lot 7 for a distance of 421 feet, more or less, to the shore line of Pensacola Bay for the point of beginning; thence northerly along the line last traversed for a distance of 421 feet, more or less, to the southerly right of way of St. Louis and San Francisco Railroad (30' R/W) and the northeasterly corner of Lot 7; thence westerly at a right angle along the said Railroad right of way line for a distance of 200.00 feet to the northwesterly corner of Lot 8; thence southerly at a right angle along the westerly line of Lot 8 for a distance of 451 feet, more or less, to the shore line of Pensacola Bay; thence meander easterly along the said shore line to the point of beginning; containing 2.001 acres and lying and being in Section 51, Township 2 South, Range 30 West, Escambia County, Florida.

Signed for identification:

Ouida Baggett Regan
Ouida Baggett Regan



FILED & RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY FLORIDA JUN 5 5 01 PM '80

022204

**AFFIDAVIT IDENTIFYING THE PARTNERS OF
BAYSHORE ASSOCIATES, A WASHINGTON GENERAL PARTNERSHIP**

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Before me, the undersigned authority, personally appeared Paul M. Jackson, who being by me first duly sworn, deposes and says as follows:

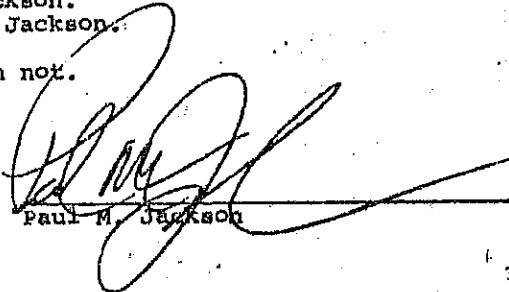
(1) Bayshore Associates, a Washington General Partnership, is the Buyer under that certain Contract for Sale dated May 3, 1978 and recorded in Official Record Book 1213, at pages 139 through 169 of the public records of Escambia County, Florida, covering the purchase of Bayshore Apartments from Ouida Haggett Regan.

(2) Bayshore Associates is in the process, pursuant to said Contract for Sale, to convert Bayshore Apartments to Bayshore Condominium.

(3) In order to accomplish the conversion and the sale of the units it is necessary to identify the partners of Bayshore Associates and affiant says that the partners are as follows:

- (A) Paul M. Jackson.
- (B) Barbara L. Jackson.

Further affiant saith not.



Paul M. Jackson

Sworn to and subscribed before me this 1st day of June, 1980.

James M. Weber
Notary Public
State and County shown above

My Commission Expires: July 1, 1983

INSTRUMENT WAS PREPARED BY:
James M. Weber
OF: BEGGS & LANE
700 BRENT BUILDING
PENSACOLA, FLORIDA

FILED & RECORDED IN
THE PUBLIC RECORDS OF
ESCAMBIA COUNTY
JUN 5 1980
JAMES M. WEBER
NOTARY PUBLIC

0222205