

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Guarantee Title Company

4284 Hwy 90

Pace, FL 32571

Property Appraisers Parcel Identification (Folio) Numbers: 251 [REDACTED]

Space Above This Line For Recording Data

General Warranty Deed

THIS WARRANTY DEED, made the 16th day of December 2020, **Danny Kruse a/k/a Danny A. Kruse, a married man**, whose post office address is **27510 Park Dr Orange Beach, AL 36561**, herein called the grantors, to **Richard Butterworth and Mabell Butterworth, Husband and Wife** whose post office address is **1172 Oyster Bay Dr Milton FL 32583** 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)

This is a Hon-Homestead Property for the Grantor

W I T N E S S E T H: That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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 **SANTA ROSA** County, State of Florida, viz.:

LEGAL:

Lot 3, Block B, Sea Pines, a subdivision of a portion of Section 25, Township 1 South, Range 28 West, according to the Plat thereof, recorded in Plat Book C, Page(s) 164 of the Public Records of Santa Rosa County, Florida.

Subject to easements and restrictions of record.

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 grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2019.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

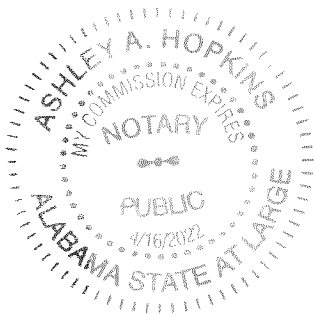
Danny Kruse a/k/a Danny A. Kruse

STATE OF Alabama
COUNTY OF Baldwin

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization, this 9th day of December, 2020, by **Danny Kruse a/k/a Danny A. Kruse** who are personally known to me or have produced AL drivers license as identification and did (did not) take an oath.

Notary Public

Printed Notary Name



COPY