

Prepared By:  
Denis A. Braslow  
Attorney at Law  
917 N. 12th Avenue  
Pensacola, FL 32501

Parcel ID Number: 29-2S-28-0000-03638-0000

# Warranty Deed

This Indenture, Made this 17th day of May, 2008 A.D., Between Scotch Properties, LLC, a Florida limited liability company

of the County of Santa Rosa, State of Florida, grantor, and Joe Robert Campbell, a married man and David Allen Thomas, a single man as tenants in common whose address is: 950 Bambi Dr, Santa Rosa, FL 32541

of the County of \_\_\_\_\_, State of Florida, grantees.

Witnesseth that the GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10) DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEEES, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEEES and GRANTEEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Santa Rosa State of Florida to wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Scotch Properties, LLC, a Florida limited liability company

[Signature]  
Printed Name: DENIS BRASLOW  
Witness as to Matherne

By: [Signature] (Seal)  
Gary A. Matherne, Jr.  
Managing Member  
P.O. Address: 1423 Nantahala Beach Road, Gulf Breeze, FL 32563

[Signature]  
Printed Name: Colleen Velt  
Witness as to Matherne

By: [Signature] (Seal)  
Torri L. Matherne  
Managing Member  
P.O. Address: 1423 Nantahala Beach Road, Gulf Breeze, FL 32563

[Signature]  
Printed Name: Emperatriz Cueva  
Witness as to Paine

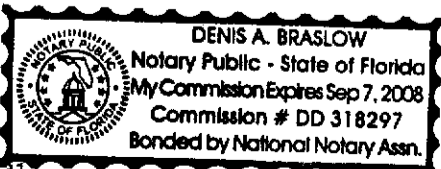
[Signature] (Seal)  
Arthur L. Paine, III  
Managing Member  
P.O. Address:

[Signature]  
Printed Name: Rosa Galliani Garcia  
Witness as to Paine

[Signature] (Seal)  
Suzanne M. Paine  
Managing Member  
P.O. Address:

STATE OF Florida  
COUNTY OF Santa Rosa

The foregoing instrument was acknowledged before me this 9th day of May, 2008, by Gary A. Matherne, Jr., Managing Member and Torri L. Matherne, Managing Member of Scotch Properties, LLC, a Florida limited liability company who are personally known to me or who have produced their Florida driver's license as identification.



[Signature]  
Printed Name: \_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

# Warranty Deed - Page 2

Parcel ID Number: 29-2S-28-0000-03638-0000

STATE OF Florida  
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of May, 2008 by Arthur L. Paine, III, as Managing Member and Suzanne M. Paine, as Managing Member of Scotch Properties, LLC, a Florida limited liability company who is personally known to me or who has produced

Michelle J. Sebesta as identification.  
Printed Name: \_\_\_\_\_  
Notary Public \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



ORIGINAL COPY

Commence at the Southeast corner of Lot 13, Green Briar Estates, a Subdivision of a portion of Section 29, Township 2 South, Range 28 West, Santa Rosa County, Florida, according to Plat filed in Plat Book C, (Page 79, Public Records of said County; thence run South 79 degrees 01 minutes 00 seconds West for 65.58 feet to the Point of Beginning; thence continue South 79 degrees 01 minutes 00 seconds West for 16.86 feet; thence run South 12 degrees 29 minutes 19 seconds East for 85.00 feet; thence run North 79 degrees 01 minutes 00 East for 16.86 feet; thence run North 12 degrees 29 minutes 19 seconds West for 85.00 feet to the Point of Beginning. Lying in said Section 29, Township 2 South, Range 28 West, Santa Rosa County, Florida.

UNOFFICIAL COPY

ABUTTING ROADWAY MAINTENANCE DISCLOSURE

STATE OF FLORIDA  
COUNTY OF SANTA ROSA

ATTENTION: Pursuant to Santa Rosa County ordinance No. 95-05, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Santa Rosa County. SANTA ROSA COUNTY WILL NOT ACCEPT FOR MAINTENANCE ANY ROADWAYS NOT BUILT OR IMPROVED TO MEET COUNTY STANDARDS. Ordinance 95-05 requires this disclosure to be attached along with other attachments to the deed of other method of conveyance required to be made a part of public records of Santa Rosa County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name of Roadway: 1401 Greenbriar Parkway, Unit #3, Gulf Breeze, FL 32563  
Legal Address of Property: 1401 Greenbriar Parkway, Unit #3

THE COUNTY ( ) HAS ACCEPTED, (X) HAS NOT ACCEPTED THE ABUTTING ROADWAY FOR MAINTENANCE.

The foregoing information has been furnished by the Public Works Department of Santa Rosa County, Florida.

Witnesses as to Seller(s):

*Colleen Vuk*

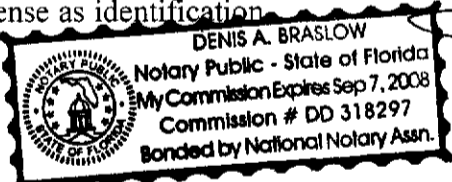
Scotch Properties, LLC

BY:

*Gary A. Matherne, Jr.*  
Managing Member

STATE OF FLORIDA  
COUNTY OF ESCAMBA

The foregoing instrument was acknowledged before me on May 9, 2008, by Gary A. Matherne, Jr., as Managing Member of Scotch Properties, LLC, who have produced Drivers License as identification.



Witnesses as to Buyer(s):

*Colleen Vuk*

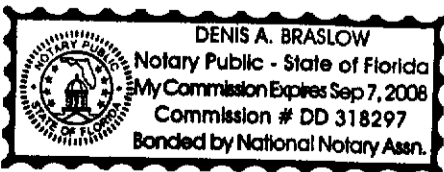
Notary Public  
My Commission Expires:

*Joe Robert Campbell*  
Joe Robert Campbell

*David Allen Thomas by Joe Robert Campbell POA*  
David Allen Thomas, by Joe Robert Campbell, his Atty in Fact

STATE OF FLORIDA  
COUNTY OF ESCAMBA

The foregoing instrument was acknowledged before me on May 9, 2008, by Joe Robert Campbell, individually and as Attorney in Fact for David Allen Thomas, who have produced Drivers License as identification.



Notary Public  
My Commission Expires: