

27.00

Prepared by *Return to*  
Amy Frederickson, an employee of  
First American Title Insurance Company  
4636 Summerdale Boulevard  
Pace, Florida 32571  
(850)994-3838

Return to: Grantee

File No.: 2122-1966263

**WARRANTY DEED**

This indenture made on **August 22, 2008** A.D., by

**James Rebel Gray**

whose address is: **4667 Geri Street, Milton, FL 32583**  
hereinafter called the "grantor", to

**Marilyn J. Wells, an unmarried woman**

whose address is: **5641 Woodcrest Drive, Milton, FL 32583**  
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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, Florida**, to-wit:

Lot 14, WOODCREST ESTATES FIRST ADDITION, being a portion of Section 19, Township 1 North, Range 28 West, Santa Rosa County, Florida, according to plat recorded in Plat Book C, Page 149 of the Public Records of said county.

Parcel Identification Number: **191N285806000000140**

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

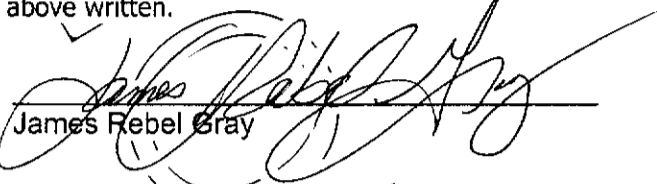
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

COPY

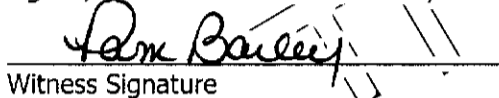
**To Have and to Hold**, the same in fee simple forever.

**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 December 31st of 2007.

**In Witness Whereof**, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

  
James Rebel Gray

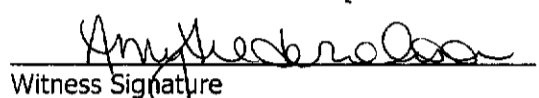
Signed, sealed and delivered in our presence:

  
Witness Signature

Print Name: Pam Bailey

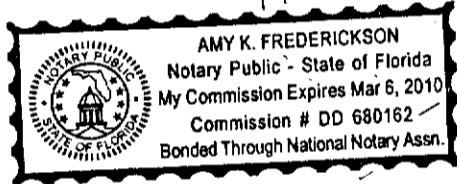
State of **FL**

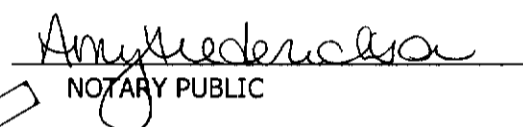
County of **Santa Rosa**

  
Witness Signature

Print Name: Amy Frederickson

**The Foregoing Instrument Was Acknowledged** before me on **August 22, 2008**, by **James Rebel Gray** who is/are personally known to me or who has/have produced a valid driver's license as identification.



  
NOTARY PUBLIC

Notary Print Name \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**COPY**

STATE OF FLORIDA  
COUNTY OF SANTA ROSA

ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Santa Rosa County Ordinance No. 2000-09 sellers of residential lots are required to disclose to buyers whether a road 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 2000-09 requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Santa Rosa County, Florida.

Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as acknowledgement by the County of the veracity of any disclosure statement. This disclosure is not for the purpose of confirming that the subject property actually abuts the roadway. Only a survey can provide such confirmation.

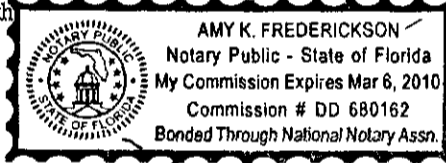
SANTA ROSA COUNTY  HAS ACCEPTED  HAS NOT ACCEPTED  
NAME OF ROADWAY: Woodcrest Drive  
LEGAL ADDRESS OF PROPERTY: 5641 Woodcrest Drive  
FOR  DIRT ROAD MAINTENANCE  PAVED ROAD MAINTENANCE

The foregoing information has been furnished by the Public Works Department of Santa Rosa County, Florida, on this the 22nd day of July, 2008

Richard Hardy  
Senior Road Foreman

SELLER: James Rebel Gray  
Name: James Rebel Gray

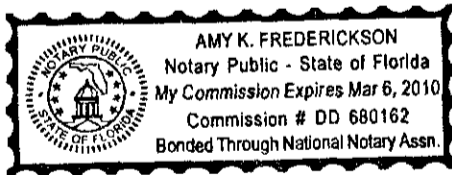
The foregoing instrument was acknowledged before me on this the 22nd day of August, 2008 by James Rebel Gray, who is personally known to me or who has produced driver's license as identification and who did not take an oath.



Amy Frederickson  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_  
Commission No.: \_\_\_\_\_

BUYER: Marilyn J. Wells  
Name: Marilyn J. Wells

The foregoing instrument was acknowledged before me on this the 22nd day of August, 2008 by Marilyn J. Wells, who is personally known to me or who has produced driver's license as identification and who did not take an oath.



Amy Frederickson  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_  
Commission No.: \_\_\_\_\_

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