

File No.: 0902-143

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Surety Land Title of Florida, LLC  
358 W. Nine Mile Road, Suite D  
Pensacola, Florida 32534

Property Appraisers Parcel Identification (Folio) Number: N281180465000000480

# WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED**, made the 24th day of April, 2009 by **DEBORAH J. SANDERS**, a single woman, whose post office address is \_\_\_\_\_ herein called the grantor, to **MICHAEL D. HOBBS and HEATHER S. HOBBS** whose post office address is **5438 HOLLOW OAK LANE, PACE, FL 32571**, hereinafter called the Grantees:

*(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)*

**WITNESSETH:** That the grantor, 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.:

**LOT 48, CARISTEN OAKS, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK E, PAGE 76, ON FILE WITH THE CLERK OF THE CIRCUIT COURT IN AND FOR SANTA ROSA COUNTY, FLORIDA.**

Subject to easements, restrictions and reservations of record and taxes for the year 2008 and thereafter.

**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 grantor hereby covenants with said grantees 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, and hereby 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 31, 2008.

**IN WITNESS WHEREOF**, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Becky L. Lugo  
Witness #1 Signature

Becky L. Lugo  
Witness #1 Printed Name

Brigette Brooks  
Witness #2 Signature

Brigette Brooks  
Witness #2 Printed Name

Deborah J. Sanders  
DEBORAH J. SANDERS

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 24th day of April, 2009 by DEBORAH J. SANDERS who is personally known to me or has produced D.L.I.C. as identification.

SEAL

BECKY L. LUGO  
NOTARY PUBLIC  
COMMISSION # DD 492307  
EXPIRES 12-12-09  
STATE OF FLORIDA  
Bonded Thru Old Republic  
Surety Company

Becky L. Lugo  
Notary Public

Printed Notary Name

My Commission Expires:

Exhibit "A"

**Legal Description**

**LOT 48, CARISTEN OAKS, A SUBDIVISION ACCORDING TO THE PLAT THEREOF,  
RECORDED IN PLAT BOOK E, PAGE 76, ON FILE WITH THE CLERK OF THE CIRCUIT  
COURT IN AND FOR SANTA ROSA COUNTY, FLORIDA.**

UNOFFICIAL COPY

**RESIDENTIAL SALES  
ABUTTING ROADWAY  
MAINTENANCE DISCLOSURE  
SANTA ROSA COUNTY**

ATTENTION: Pursuant to Santa Rosa County Code of Ordinances 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 be attached along with other attachments to the deed or other method of conveyance required to be made a 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 an acknowledgment by the County of the veracity of any disclosure statement.

Name of roadway: HOLLOW OAK LANE

Legal Address of Property: 5438 HOLLOW OAK LANE PACE, FL 32571

The County (  ) has accepted (  ) has not accepted the abutting roadway for maintenance.

This form completed by: Surety Land Title, Inc.  
358 WEST NINE MILE ROAD, SUITE D  
Pensacola, FL 32534

AS TO SELLER(S):

*Deborah J Sanders*

Witness to Seller(s):

*BJ*

The foregoing instrument was acknowledged before me this 24 day of April, 2009 by DEBORAH J SANDERS who is personally known to me or who has produced Dr Lic. as identification.

Notary Public

BECKY L. LUGO  
NOTARY PUBLIC  
COMMISSION # DD 492307  
EXPIRES 12-12-09  
STATE OF FLORIDA  
Bonded Thru Old Republic  
Surety Company

AS TO BUYER (S):

*Michael D Hobbs*  
MICHAEL HOBBS

*Heather S. Hobbs*  
HEATHER HOBBS

Witness to Buyer(s):

*BJ*  
*Doris Davis*

The foregoing instrument was acknowledged before me this 24 day of April, 2009 by MICHAEL AND HEATHER HOBBS who is personally known to me or who has produced Dr Lic. as identification.

Notary Public

BECKY L. LUGO  
NOTARY PUBLIC  
COMMISSION # DD 492307  
EXPIRES 12-12-09  
STATE OF FLORIDA  
Bonded Thru Old Republic  
Surety Company

THIS FORM APPROVED BY THE ESCAMBIA COUNTY BOARD OF COUNTY COMMISSIONERS. Effective: 4/15/95

*COPIED*



Ana M. Viamonte Ros, M.D., M.P.H.  
Secretary of Health

Charlie Crist  
Governor

April 16, 2009

Property ID#: 18-1N-28-0465-00000-0480

Deborah Sanders  
C/O. Prewitt's Consult Service  
6465 Bonner Ave.  
Milton, FL 32570

Re: 5438 Hollow Oak Lane  
Pace, FL

Dear Ms. Sanders:

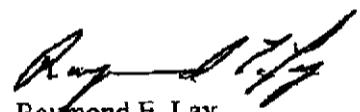
An inspection was performed on the OSTDS at the above referenced property by Prewitt's Consult Service, on April 14, 2009.

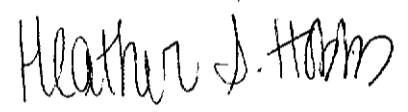
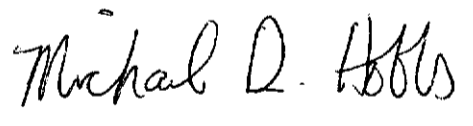
Based on the information provided to the Santa Rosa County Health Department, the system was installed after 1984, and the tank was not required to be pumped and inspected. Therefore, no comment can be made about the size and integrity of the tank. The drainfield appears to be sized adequately for the residence. The inspector did not locate any previous failure indicators or ponding in the drainfield. At the time of the inspection, the system appeared to be operational, and no sanitary nuisance currently exists.

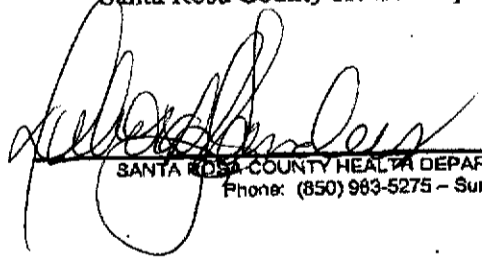
This letter does not imply that the OSTDS system will perform satisfactorily for a specific period of time, but is for informational purposes only, and no action is required at this time.

If we can be of further assistance, please do not hesitate to call us at 850-983-5275.

Sincerely,

  
Raymond E. Lay  
Environmental Supervisor  
Santa Rosa County Health Department



SANTA ROSA COUNTY HEALTH DEPARTMENT - 5527 Stewart Street - P O Box 528 - Milton, Florida 32572-0929  
Phone: (850) 983-5275 - SunCom 689-5275 - Fax (850) 983-5278 - SunCom Fax 689-5278

Apr 17 09 01:14p JACK & MELANIE PREWITT (850) 983-9094 p.2

COPY