

Prepared by and return to:

Scott C. Bridgford
Attorney at Law
Fountain, Schultz & Associates, P.L.
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Navarre, FL 32566
850-939-3535
File Number: 09-01091.RC
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 3rd day of December, 2009 between Paul D Towl and Paula J Towl, husband and wife whose post office address is 1708 Ivalea Circle, Navarre, FL 32566, grantor, and Mark T. Horton, a married man joined by his wife, Margaret Horton whose post office address is 7766 Navarre Pkwy, Navarre, FL 32566, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Santa Rosa County, Florida to-wit:

Lot 4, Block C, Ivalea Gardens, according to the map or plat thereof as recorded in Plat Book F, Page 67, Public Records of Santa Rosa County, Florida.

Parcel Identification Number: 24-2S-27-1958-00C00-0040

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 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 31, 2009**.

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

P. D. T. PST

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Signed, sealed and delivered in our presence:

Witness Name: Kerry Anne Schultz, Esquire

Paul D Towl
Paul D Towl

Witness Name: Scott / Bridget

Paula J Towl
Paula J Towl

Witness Name: Kerry Anne Schultz, Esquire

Witness Name: Scott / Bridget

State of Florida
County of Santa Rosa

The foregoing instrument was acknowledged before me this 3rd day of December, 2009 by Paul D Towl and Paula J Towl, who are personally known or have produced a driver's license as identification.

[Notary Seal]

Kerry Anne Schultz, Esquire
Notary Public

Printed Name:

Kerry Anne Schultz, Esquire

My Commission Expires:

12/13/2010

ORIGINAL COPY

Residential Sales

ABUTTING ROADWAY MAINTENANCE DISCLOSURE

Attention: Pursuant to Santa Rosa County Ordinances No. 95-05, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Santa Rosa County. The disclosure must additionally provide that Santa Rosa County does not accept roads for maintenance that have not been built or improved to meet county standards. Santa Rosa County Ordinance No. 95-05 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 an acknowledgment by the County of the veracity of any disclosure statement:

Name of Roadway: Ivalea Circle

Legal Address of Property: 1708 Ivalea Circle, Navarre, Florida 32566

The County

() Has Accepted (X) Has Not Accepted the Abutting Roadway for Maintenance

As Buyer:

[Signature]
Mark T. Horton

[Signature]
Margaret Horton

Witnesses:

[Signature]
Scott Bridgford

[Signature]
Scott Bridgford

As Seller:

[Signature]
Paul D. Towl

[Signature]
Paula J. Towl

Witnesses:

[Signature] Kerry Anne Schultz, Esquire

[Signature]
Scott Bridgford

