

Prepared by
Teri Kitchen, an employee of
First American Title Insurance Company
1510 Airport Blvd., Suite 2
Pensacola, Florida 32504

(877)309-7217

Return to: Grantee

File No.: 1005-2382581

WARRANTY DEED

This indenture made on **August 19, 2010** A.D., by

Gregory H. Kimball and Melanie M. Kimball, husband and wife

whose address is: **10324 Out Island Drive, Tampa, FL 33615**
hereinafter called the "grantor", to

Ralph Mears and Melanie Mears, husband and wife

whose address is: **5700 Todd Street, Pace, FL 32571**
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:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 29 WEST, SANTA ROSA COUNTY, FLORIDA; THENCE NORTH 89 DEGREES 02'22" EAST ALONG THE NORTH LINE THEREOF 532.61 FEET; THENCE SOUTH 00 DEGREES 47'49" EAST 39.41 FEET TO AN INTERSECTION WITH THE SOUTHERLY R/W LINE OF FLORIDA STATE ROAD NO. 184-A (100' R/W); THENCE NORTH 87 DEGREES 48'00" EAST ALONG SAID SOUTHERLY R/W LINE 1175.69 FEET TO THE EASTERLY R/W LINE OF TODD STREET (50' R/W); THENCE SOUTH 00 DEGREES 58'48" EAST ALONG SAID EASTERLY R/W LINE 468.01 FEET TO THE POINT OF BEGINNING; THENCE NORTH 87 DEGREES 48'00" EAST 244.01 FEET; THENCE SOUTH 00 DEGREES 58'48" EAST 215.32 FEET; THENCE NORTH 87 DEGREES 15'28" WEST 244.55 FEET TO AN INTERSECTION WITH SAID EASTERLY R/W LINE; THENCE NORTH 00 DEGREES 58'48" WEST ALONG SAID EASTERLY R/W LINE 196.29 FEET TO THE POINT OF BEGINNING.

Parcel Identification Number: **332N290000002220000**

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.

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Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2010.

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

Gregory H. Kimball
Gregory H. Kimball

Melanie M. Kimball
Melanie M. Kimball

Signed, sealed and delivered in our presence:

Almatine C. Williams
Witness Signature

Marilyn Williams
Witness Signature

Print Name: Almatine C. Williams

Print Name: Marilyn Williams

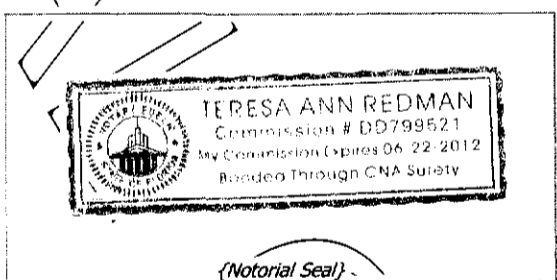
State of **Florida**

County of Hillsborough

The Foregoing Instrument Was Acknowledged before me on **August 19, 2010**, by **Gregory H. Kimball and Melanie M. Kimball, husband and wife** who is/are personally known to me or who has/have produced a valid driver's license as identification.

Teresa Ann Redman
Notary Public

Teresa Ann Redman
(Printed Name)



My Commission expires: _____

{Notarial Seal} -
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ABUTTING ROADWAY MAINTENANCE DISCLOSURE

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 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 acknowledgement by the County of the veracity of any disclosure statement.

Name of Roadway: **Todd Street**

Legal Address of Property: **5700 Todd Street, Pace, Florida 32571**

The County (X) has accepted () has not accepted the abutting roadway for () dirt, (X) paved maintenance.

The foregoing information has been furnished by the Public Works Department of Santa Rosa County, Florida on this August 19, 2010 .
AS TO SELLERS:

Gregory H. Kimball
Gregory H. Kimball

Melanie M. Kimball
Melanie M. Kimball

State of **Florida**

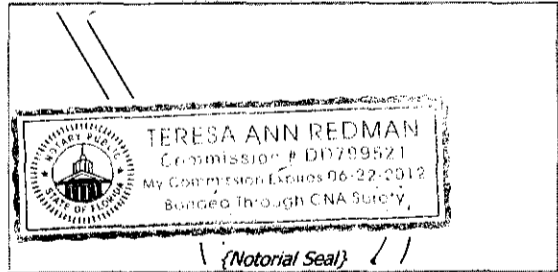
County of Hillsborough

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on **August 19, 2010**, by **Gregory H. Kimball and Melanie M. Kimball, husband and wife** who is/are personally known to me or has/have produced a valid driver's license as identification.

Teresa Ann Redman
Notary Public

Teresa Ann Redman
(Printed Name)

My Commission expires: _____



{Notarial Seal}

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AS TO BUYERS:

[Signature]

Ralph Mears

[Signature]

Melanie Mears

State of **Florida**

County of **Escambia**

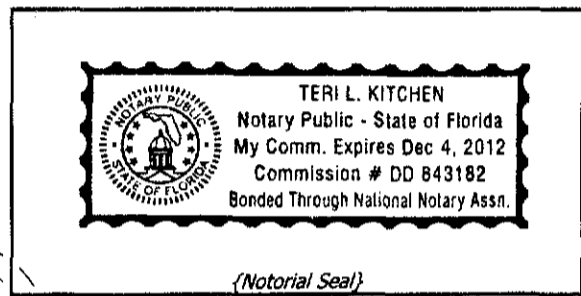
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on **August 19, 2010**, by **Ralph Mears and Melanie Mears, husband and wife**, who is/are personally known to me or has/have produced a valid driver's license as identification.

[Signature]

Notary Public

(Printed Name)

My Commission expires: _____



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