

Prepared By & Return To:
Stephen R. Moorhead
McDonald Fleming Moorhead
4636 Summerdale Blvd.
Pace, FL 32571
File Number: SRM-10-4156
Parcel ID #: 17-5N-28-0000-00705-0000

**WARRANTY DEED
(INDIVIDUAL)**

This WARRANTY DEED, dated this 12th day of November, 2010, by **Jerrald L. Skinner II and Melanie H. Skinner, husband and wife** whose post office address is 144 Denise Street, Monroeville, AL 36460, hereinafter called the Grantor, to **Kristie L. Sebold, an unmarried woman**, whose post office address is 5036 McArthur Road, Jay, Florida 32565, hereinafter called the Grantee (Wherever used herein the terms "Grantor" and "Grantee" include all 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 \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Santa Rosa County, Florida, viz:

PARCEL D

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA; THENCE RUN NORTH 89° 59' 09" WEST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 1971.08 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE CONTINUE NORTH 89° 59' 09" WEST ALONG SAID NORTH LINE, A DISTANCE OF 3.50 FEET; THENCE RUN SOUTH 00° 51' 03" WEST, A DISTANCE OF 660.47 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00° 51' 03" WEST A DISTANCE OF 328.07 FEET; THENCE RUN SOUTH 89° 51' 16" WEST A DISTANCE OF 220.40 FEET; THENCE RUN NORTH 01° 24' 41" EAST A DISTANCE OF 116.95 FEET; THENCE RUN SOUTH 89° 51' 16" WEST A DISTANCE OF 398.33 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY OF MCARTHUR ROAD (APPARENT MAINTENANCE CLAIM 40'); THENCE RUN NORTH 01° 34' 02" EAST ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 70.03 FEET; THENCE DEPART SAID EASTERLY RIGHT-OF-WAY NORTH 89° 51' 16" EAST A DISTANCE OF 398.14 FEET; THENCE RUN NORTH 01° 24' 42" EAST A DISTANCE OF 141.17 FEET; THENCE RUN NORTH 89° 51' 16" EAST A DISTANCE OF 217.19 FEET TO THE POINT OF BEGINNING.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2010 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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 fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature: Penny Freeman
Print Name: Penny Freeman

Signature: Cathy Godwin
Print Name: Cathy Godwin

Signature: Jerrald L. Skinner II by Melanie H. Skinner as attorney in fact
Print Name: Melanie H. Skinner

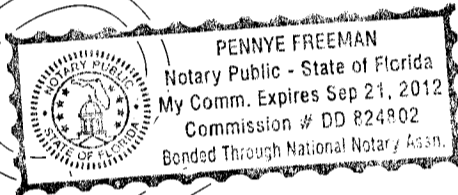
State of Florida

County of Santa Rosa

THE FOREGOING INSTRUMENT was acknowledged before me this 12th day of November, 2010, by: Melanie H. Skinner, individually and as attorney in fact for Jerrald L. Skinner II

Signature: Penny Freeman
Penny Freeman, Notary Public

Personally Known
OR
 Produced Identification
Type of Identification Produced - drivers license



ORIGINAL COPY

STATE OF FLORIDA
COUNTY OF SANTA ROSA

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 me 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: 5036 McArthur Road

LEGAL ADDRESS OF PROPERTY: 5036 McArthur Road, Jay, Florida 32565

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.

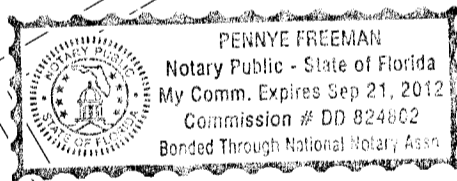
Kristie L. Sebold

State of Florida
County of Santa Rosa

The foregoing instrument was acknowledged before me this 12th day of November, 2010 by Kristie L. Sebold, an unmarried woman.

Notary Public

Personally Known To Me
OR
 Produced Identification
Type of Identification Produced - drivers license



Jerrald L. Skinner II by Melanie H. Skinner as attorney in fact

Jerrald L. Skinner II by Melanie H. Skinner as attorney in fact

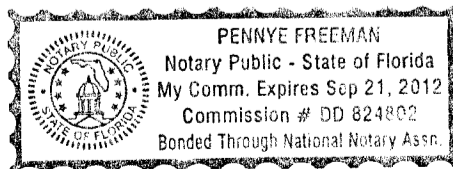
Melanie H. Skinner

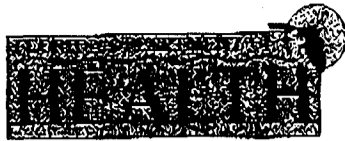
State of Florida
County of Santa Rosa

The foregoing instrument was acknowledged before me this 12th day of November, 2010 by Melanie H. Skinner, individually and as attorney in fact for Jerrald L. Skinner II.

Notary Public

Personally Known To Me
OR
 Produced Identification
Type of Identification Produced - drivers license





Charlie Crist
Governor

Ana M. Viamonte Ros, M.D., M.P.H.
State Surgeon General

11-03-2010

Property ID#: 17-5N-28-0000-00705-0000

Jerry Skinner
4382 Hwy. 90
Pace, FL 32571

Re: 5036 McArthur Road
Jay, FL

Dear Mr. Skinner,

Homeowners' Assurance, Inc performed an inspection on the OSTDS at the above referenced property on 11-02-2010. Carter and Son's Septic Tank Service pumped and certified one of the septic tanks which are connected in series.

Based on the information provided to the Santa Rosa County Health Department, two of the three drain lines are showing some evidence of age with bio-mat formation in the drain lines and ponding of effluent. Uneven distribution may be causing this issue. The system is currently operating properly with limitations with its present load and no sanitary nuisance or safety hazard exists. Connection to sanitary sewer must occur within 365 days of notification by the utility that it is available.

This letter does not imply that the OSTDS system will perform satisfactorily for a specific period of time, and is for informational purposes only.

If you have any questions, or if we can be of further assistance, please do not hesitate to call us at (850) 983-5275.

Sincerely,

William H. Simans
Environmental Manager
Santa Rosa County Health Department

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