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Prepared by
Cheryl Fike, an employee of
First American Title Insurance Company
6921 Navarre Parkway
Navarre, Florida 32566
(877)833-1735

Return to: Grantee

File No.: 1003-2495429

WARRANTY DEED

This indenture made on **February 28, 2011** A.D., by

David Robles a/k/a David Robles Romero and Patricia Ann Robles, husband and wife

whose address is: **1118 Crane Cove Blvd, Gulf Breeze, FL 32563**
hereinafter called the "grantor"; to

Douglas Kormondy, a married man

whose address is: **1353 Sanibel Lane, Gulf Breeze, FL 32563**
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 32, SANDPIPER VILLAGE UNIT NO 1, a subdivision of a portion of section 25 and 36, Township 2 South, Range 29, West, Santa Rosa County, Florida, according to plat recorded in Plat Book C at Pages 160 and 160A of the Public Records of said County.

Parcel Identification Number: **252S294576000000320**

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 2010.

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

David Robles
David Robles a/k/a David Robles Romero

Pat Ann Robles
Patricia Ann Robles

Signed, sealed and delivered in our presence:

Diana James
Witness Signature

Cheryl C. Fike
Witness Signature

Print Name: DIANA JAMES

Print Name: Cheryl C. Fike

State of **FL**

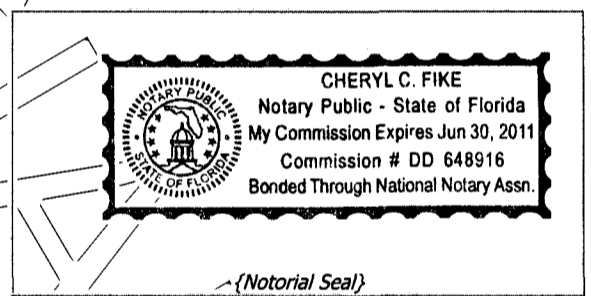
County of **Santa Rosa**

The Foregoing Instrument Was Acknowledged before me on **February 28, 2011**, by **David Robles a/k/a David Robles Romero and Patricia Ann Robles, husband and wife** who is/are personally known to me or who has/have produced a valid driver's license as identification.

Cheryl C. Fike
Notary Public

(Printed Name)

My Commission expires: _____



{Notarial Seal}

COOPY

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: Sanibel Lane

LEGAL ADDRESS OF PROPERTY: 1353 Sanibel Lane

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 8th day of February 2011

[Signature]
Stephen L. Furman

Assistant Public Works Director

SELLER:

Name: David Robles

[Signature]
Patricia Ann Robles

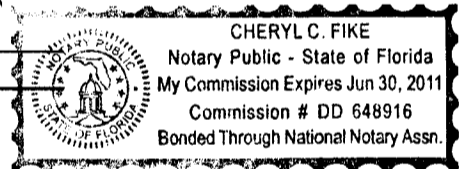
The foregoing instrument was acknowledged before me on this the day of February 2011 by David Robles and *, who is personally known to me or who has produced drivers license as identification and who did not take an oath.

*Patricia Ann Robles

[Signature]
NOTARY PUBLIC

My Commission Expires:

Commission No.:



BUYER:

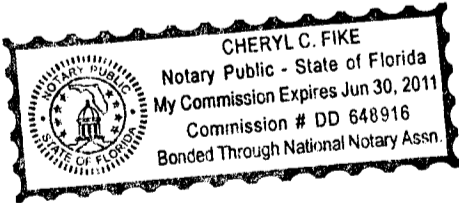
Name: Douglas Kormondy

The foregoing instrument was acknowledged before me on this the 28th day of February 2011 by Douglas Kormondy, who is personally known to me or who has produced drivers license as identification and who did not take an oath.

[Signature]
NOTARY PUBLIC

My Commission Expires:

Commission No.:



P.001/002

(FAX)8506231331

11/02/80/20 10:12 SZW

1st Am
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