

UNSUB

Reserved for Recording Information

STATE OF FLORIDA  
COUNTY OF SANTA ROSA

**WARRANTY DEED**

This Warranty Deed, made as of the date set forth below, by **Rita Jane Patterson**, whose mailing address is 6889 Martin Road, Milton, Florida 32570, **Grantor**, and **Marion U. Cumbie**, whose mailing address is 5366 Munson Highway, Milton, Florida 32570, **Grantee**.

**WITNESSETH THAT:**

For and in consideration of Ten and 00/100 (\$10.00) Dollars, in hand paid by Grantee to Grantor at or before the execution, sealing and delivery hereof, and other good and valuable considerations, the receipt, adequacy and sufficiency of which are hereby acknowledged, Grantor has and does hereby grant, bargain, sell, and convey unto Grantee, its successors and assigns, all of Grantor's interest in and to that certain tract or parcel of real property lying and being in Santa Rosa County, Florida, to-wit:

**See Attached Exhibit "A"**

hereinafter referred to as the "Property."

SUBJECT TO zoning, restrictions, prohibitions and other requirements imposed by governmental authorities; restrictions and matters appearing on the plat, if there is a recorded plat, or contained in any other instrument recorded in the public records; valid easements and mineral reservations of record affecting the property, if any, which are not hereby reimposed; and taxes for the current and subsequent years.

**Tax Parcel No. 34-2N-28-5620-00200-0070**

The property does not constitute the homestead of the Grantor named herein; nor does it adjoin the homestead of the Grantor; nor does any member of the Grantor's family reside thereon.

This Deed prepared without the benefit of title insurance, and the preparer herein makes no guarantee as to title.

TOGETHER WITH all appurtenances, privileges, rights, interest, dower, reversions, remainders and easements thereunto appertaining;

**TO HAVE AND TO HOLD**, the Property, together with any and all of the rights, members and appurtenances thereto to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of Grantee forever, in fee simple; and

Grantor covenant that she is well seized of an indefeasible estate in fee simple in the said property, and has a good right to convey the same; that the property is free of liens or encumbrances, and that heirs, administrators, executors, successors and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend:

Signed, sealed and delivered  
in the presence of:

Shirley E. Wilkerson  
Witness: Shirley E. Wilkerson

Rita Jane Patterson  
**Rita Jane Patterson**

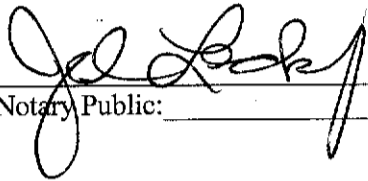
Jack Locking Jr  
Witness: Jack Locking Jr

UNSUB


UN

STATE OF FLORIDA  
COUNTY OF SANTA ROSA

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of April 2011, by **Rita Jane Patterson**,  personally known to me or  has produced DL as identification.

  
Notary Public: \_\_\_\_\_

This Document Prepared By:  
Jack Locklin, Jr.  
Locklin, Jones & Saba, PA  
6460 Justice Avenue  
Milton, FL 32570  
(850) 623-2500

 **JACK LOCKLIN, JR.**  
MY COMMISSION # DD 938179  
EXPIRES: December 28, 2013  
Bonded Thru Budget Notary Services

File No: 7147

ORIGINAL

COPY

Exhibit "A"

Parcel 1

Lot 7 and West 10 feet of Lot 6, all in block 2 of Waterfront Subdivision, in the Chaffin addition of the town of Milton, Florida, in Section 34, Township 2 North, Range 28 West, as per plat recorded in deed Book A-23 at Page 490, of the records of Santa Rosa County, Milton, Florida.

AND

Parcel 2

Parcel (2) The East (4) feet of the West (14) feet of lot (6) of block (2) of the waterfront subdivision in the Chaffin addition of the town of Milton, Fl. in the section (34), township (2) north range (28) west as per plat recorded in the deed book A-23 @ page (490) of the public records of Santa Rosa County, Fl. Commencing @ the Northwestly Corner of block (2) of said waterfront subdivision, said point being on the southerly right-of-way line of State Road (191) (Manson Hwy.) (60ft. R/W); and on the Easterly right-of-way line of Hearn Street (30ft R/W); thence proceed north (71)°degrees 23 minutes, 29 seconds East along the Southerly Right-of-Way of said highway for a distance of (177.45) feet to the point of beginning of said line; thence departing from the Southerly right-of-way of said Highway proceed South (18) degrees, 36 minutes, 31 seconds East (parallel to and (14) feet East of the West line of Lot (6), a distance of 198 feet more or less to the approximate mean-high-water line of Quinn Bayou being the end of the line.

UNOFFICIAL COPY