

Prepared by:
Sharon Fleming
Guarantee Title Of Northwest Florida, Inc.
4861 West Spencerfield Road
Pace, Florida 32571

File Number: 2455

General Warranty Deed

Made this November 18, 2011 A.D. By **Thomas D. Hartman, and Allison F. Hartman, husband and wife**, whose address is: , hereinafter called the grantor, to **Michael A. Kurtzke, and Kayla R. Kurtzke, husband and wife**, whose post office address is: 3658 Bagwell Road, Pace, Florida 32571, hereinafter called the grantee:

(Whenever used herein the term "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)

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, viz:

LOT 2
COMMENCE AT THE NORTHEAST CORNER OF GOVERNMENT LOT 3, FRACTIONAL SECTION 17, TOWNSHIP 1 NORTH, RANGE 29 WEST, SANTA ROSA COUNTY, FLORIDA, BEING ALSO THE NORTHWEST CORNER OF GOVERNMENT LOT 2 OF SAID SECTION AND THE NORTHEAST CORNER OF A RE-PLAT OF WOODBINE ESTATES, A SUBDIVISION OF A PORTION OF GOVERNMENT LOT 3, FRACTIONAL SECTION 17, TOWNSHIP 1 NORTH, RANGE 29 WEST, SANTA ROSA COUNTY, FLORIDA, ACCORDING TO A PLAT RECORDED IN PLAT BOOK C, PAGES 27A AND 27B OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE RUN SOUTH 87 DEGREES 35 MINUTES 03 SECONDS EAST ALONG THE NORTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SAID GOVERNMENT LOT 2, A DISTANCE OF 673.31 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF SAID NORTH HALF OF THE NORTH HALF OF GOVERNMENT LOT 2; THENCE RUN SOUTH 00 DEGREES 51 MINUTES 31 SECONDS WEST ALONG THE WEST LINE OF SAID EAST HALF OF THE NORTH HALF OF THE NORTH HALF OF GOVERNMENT LOT 2 A DISTANCE OF 316.01 FEET; THENCE RUN SOUTH 88 DEGREES 23 MINUTES 59 SECONDS EAST A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88 DEGREES 23 MINUTES 59 SECONDS EAST A DISTANCE OF 90.00 FEET; THENCE RUN SOUTH 00 DEGREES 51 MINUTES 31 SECONDS WEST A DISTANCE OF 316.02 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF BAGWELL ROAD (50' R/W); THENCE RUN NORTH 88 DEGREES 23 MINUTES 59 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 90.00 FEET; THENCE DEPART SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 00 DEGREES 51 MINUTES 31 SECONDS EAST A DISTANCE OF 316.02 FEET TO THE POINT OF BEGINNING.

Parcel ID Number: 17-1N-29-0000-00603-0000

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, 2012; oil, gas and mineral rights of record, if any; and conditions, easements, restrictions, reservations and limitations of record, if any.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Linda D. Trommelen

Witness Printed
Linda D. Trommelen

Ram Davis

Witness Name
Ram Davis

State of Florida
County of Santa Rosa

Thomas D. Hartman (Seal)

Name Address:

Allison F. Hartman (Seal)

Printed Address:

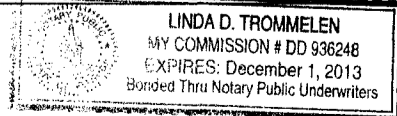
The foregoing instrument was acknowledged before me this 18th day of November, 2011, by Thomas D. Hartman, and Allison F. Hartman, husband and wife, who is/are personally known to me or who has produced _____ as identification

Linda D. Trommelen

Notary Public
Print
Name: _____

**DRIVERS LICENSE
AND DID NOT TAKE AN OATH**

My Commission
Expires: _____



11/04/2011 23:28 8509812356

11/16/2011 10:21 8509835278

REED'S SEPTIC & PLUM
ENVIRONMENTAL HEALTH

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PAGE 01/01

Rick S.
Gover

H. Frank Farmer, Jr., MD, PhD, FA
State Surgeon Gen

11-16-2011

Property ID# 17-1N-29-0000-00603-0000

Thomas Hartman
9392 Hwy 87 North
Milton, FL 32570

Re: 3658 Bagwell Road
Milton, FL 32571

Dear Mr. Hartman:

Reed's Septic and Plumbing Service performed an inspection on the OSTDS at the above referenced property on 11-15-2011.

Based on the information provided to the Santa Rosa County Health Department the system is currently operating properly with its present load and no sanitary nuisance or safety hazard exists.

F.S. 381.00855 requires that the owner of a properly functioning OSTDS connect the system to an available sewerage system within 365 days after written notification by the owner of the sewerage system that the system is available for connection.

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

Michael A. Kurtzke 11/18/11

Santa Rosa County Health Department
P. O. Box 929 - 5527 Stewart Street - Milton, Florida 32572-0929
Phone: (850) 983-5275 • Fax: (850) 983-5278 • <http://www.healthysantarosa.com>

COPY

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: Bagwell Road

LEGAL ADDRESS OF PROPERTY: 3658 Bagwell Road

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 4th day of November 2011

SELLER:

Name: Thomas D. Hartman

Stephen L. Furman
Stephen L. Furman P.E.
Assistant Public Works Director

The foregoing instrument was acknowledged before me on this the 18th day of November, 2011 by Thomas D. Hartman, who is personally known to me or who has produced _____ as identification and who did not take an oath.

DRIVERS LICENSE
AND DID NOT TAKE AN OATH

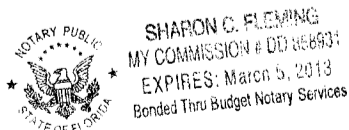
Linda D. Trommelen
NOTARY PUBLIC
My Commission Expires: _____
Commission No.: _____



BUYER:

Name: Michael A. Kurtzke

The foregoing instrument was acknowledged before me on this the 18th day of November 2011 by Michael A. Kurtzke, who is personally known to me or who has produced _____ as identification and who did not take an oath.



Sharon C. Fleming
NOTARY PUBLIC
My Commission Expires: _____
Commission No.: _____

DRIVERS LICENSE
AND DID NOT TAKE AN OATH

Guarantee

