

Prepared by
Brandi Parkerson, an employee of
First American Title Insurance Company
810 Scenic Highway
Pensacola, Florida 32503
(877)309-7217

Return to: Grantee

File No.: 1005-3065477

WARRANTY DEED

This indenture made on **December 09, 2013** A.D., by

Sharon L. Taylor, an unmarried woman, individually and as to a life estate

whose address is: **2116 Waynewood Drive, Picayune, MS 39466**
hereinafter called the "grantor", to

Margaret P Smith, a married woman

whose address is: **4319 Reinsma Road, Milton, FL 32583**
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 NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA; THENCE SOUTH ALONG THE EAST LINE THEREOF, 733.00 FEET; THENCE 89 DEG 26' TO THE RIGHT OF A PROLONGATION OF THE PRECEDING LINE 440.00 FEET; THENCE SOUTHERLY WITH AN ANGLE OF 89 DEG 26' TO THE LEFT OF A PROLONGATION OF THE PRECEDING LINE AND ALONG THE WESTERLY R/W LINE OF A COUNTY ROAD, 200.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WESTERLY R/W LINE, 200.00 FEET; THENCE WESTERLY WITH AN ANGLE OF 89 DEG 26' TO THE RIGHT OF A PROLONGATION OF THE PRECEDING LINE, 200.00 FEET; THENCE NORTHERLY WITH AN ANGLE OF 90 DEG 34' TO THE RIGHT OF A PROLONGATION OF THE PRECEDING LINE, 200.00 FEET; THENCE EASTERLY WITH AN ANGLE OF 89 DEG 26' TO THE RIGHT OF A PROLONGATION OF THE PRECEDING LINE, 200.00 FEET TO THE POINT OF BEGINNING.

Parcel Identification Number: **17-1N-28-0000-05052-0000**

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.

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 2013.

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

Sharon L Taylor
Sharon L. Taylor

Signed, sealed and delivered in our presence:

[Signature]
Witness Signature

Print Name: Brandi Parkerson

Emily Peterson
Witness Signature

Print Name: Emily Peterson

State of **FL**

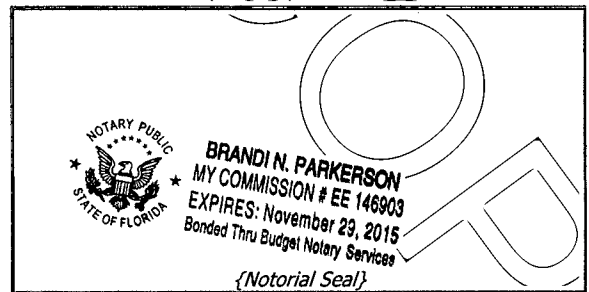
County of **Escambia**

The Foregoing Instrument Was Acknowledged before me on **December 09, 2013**, by **Sharon L. Taylor, an unmarried woman individually and as to a life estate** who is/are personally known to me or who has/have produced a valid driver's license as identification.

[Signature]
Notary Public

Brandi Parkerson
(Printed Name)

My Commission expires: _____



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: Reinsma Road

LEGAL ADDRESS OF PROPERTY: 4319 Reinsma 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 December 2013


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

SELLER: Sharon L Taylor
Name: Sharon L Taylor


The foregoing instrument was acknowledged before me on this the 9th day of Dec, 13 by Sharon L Taylor, who is personally known to me or who has produced driver's license as identification and who did not take an oath.

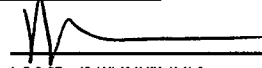

BRANDI N. PARKERSON
MY COMMISSION # EE 146903
EXPIRES: November 29, 2015
Bonded Thru Budget Notary Services


NOTARY PUBLIC
My Commission Expires: _____
Commission No.: _____

BUYER: Margaret P. Smith
Name: Margaret P. Smith

The foregoing instrument was acknowledged before me on this the 9th day of December, 2013 by Margaret P. Smith, who is personally known to me or who has produced FDH as identification and who did not take an oath.


BRANDI N. PARKERSON
MY COMMISSION # EE 146903
EXPIRES: November 29, 2015
Bonded Thru Budget Notary Services


NOTARY PUBLIC
My Commission Expires: _____
Commission No.: _____