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Prepared by  
Jennifer Cumbie, an employee of  
Locklin & Saba, P.A.  
4557 Chumuckla Hwy  
Pace, FL 32571  
(850) 623-2500  
File No.: 13-547

**CORPORATE WARRANTY DEED**

This indenture made on 2/28/2014 A.D., by  
**B&E Holdings, LLC**, a Wyoming Limited Liability Company registered to do business in the State of Florida  
whose address is: 9030 Woodrun Road, Pensacola, FL 32514  
hereinafter called the "grantor", to  
**Brian C Simmons**  
whose address is: 6618 Wesdon Court, Milton, FL 32570  
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 SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA; THENCE NORTH 00°00'00" EAST FOR 392.46 FEET; THENCE NORTH 89°48'52" EAST FOR 200.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°48'52" EAST FOR 140.50 FEET; THENCE SOUTH 00°00'00" WEST FOR 50.38 FEET; THENCE SOUTH 89°48'52" WEST FOR 40.50 FEET; THENCE SOUTH 00°00'00" WEST FOR 145.82 FEET; THENCE NORTH 89°46'39" WEST FOR 100.00 FEET; THENCE NORTH 00°00'00" EAST FOR 196.27 FEET TO THE POINT OF BEGINNING.

Parcel Identification Number: 22-2N-28-0000-00138-0000

**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.

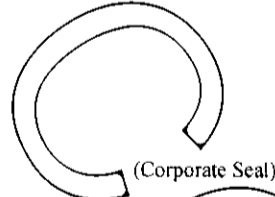
**To Have and to Hold**, the same in fee simple forever.

**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<sup>st</sup> of 2013.

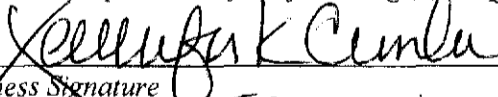
**In Witness Whereof**, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

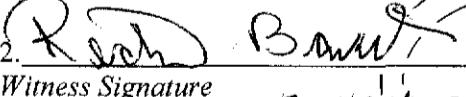
**B&E Holdings, LLC**, a Wyoming Limited Liability Company registered to do business in the State of Florida

  
By: **William W. Boesch, Managing Member**



Signed in the presence of the following (2) witnesses:

1.   
Witness Signature  
1. Witness Print Name: **JENNIFER K. CUMBIE**

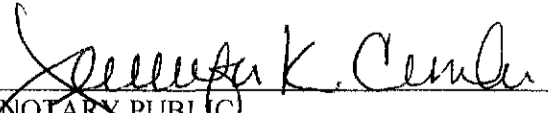
2.   
Witness Signature  
2. Witness Print Name: **RUTH BANK**

State of **FL**  
County of **Santa Rosa**

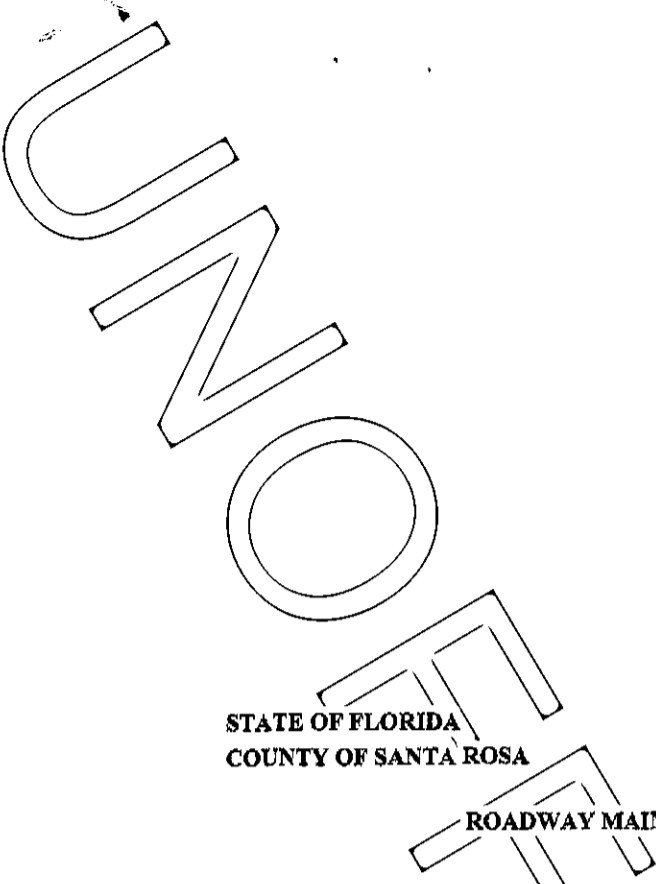
**THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED** before me on 2/28/2014, by **William Boesch**, as **Managing Member**, on behalf of **B&E Holdings, LLC**, a Wyoming Limited Liability Company registered to do business in the State of Florida, who is/are personally known to me or who has/have produced a valid drivers license as identification.

SEAL



  
NOTARY PUBLIC  
Printed Name of Notary  
My Commission Expires: \_\_\_\_\_

13-547  
JL



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.

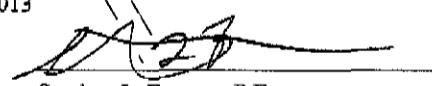
SANTA ROSA COUNTY  HAS ACCEPTED  HAS NOT ACCEPTED

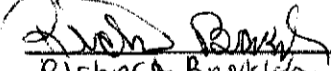
NAME OF ROADWAY: Wesdon Court

LEGAL ADDRESS OF PROPERTY: 6618 Wesdon Court


FOR  DIRT ROAD MAINTENANCE  PAVED ROAD MAINTENANCE

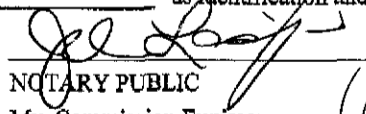
The foregoing information has been furnished by the Public Works Department of Santa Rosa County, Florida, on this the 7th day of October 2013

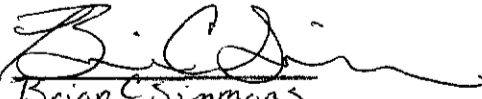
  
Stephen L. Furman, P.E.  
Assistant Public Works Director

SELLER:   
Name: Richard Brink

The foregoing instrument was acknowledged before me on this the 28 day of February 2014 by Richard Brink, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did not take an oath.


 JACK LOCKLIN, JR.  
MY COMMISSION # FF 060468  
EXPIRES: December 28, 2017  
Bonded Thru Budget Notary Services

  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_  
Commission No.: \_\_\_\_\_

BUYER:   
Name: Brian C. Simmons

The foregoing instrument was acknowledged before me on this the 28 day of February 2014 by Brian C. Simmons, who is personally known to me or who has produced FL DRIVER LICENSE as identification and who did not take an oath.

 JACK LOCKLIN, JR.  
MY COMMISSION # FF 060468  
EXPIRES: December 28, 2017  
Bonded Thru Budget Notary Services

  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_  
Commission No.: \_\_\_\_\_