

FLORIDA WARRANTY DEED

Prepared By: Partnership Title Company, LLC
1015 North 12th Avenue
Pensacola, FL 32501
File #14FL-3231

Return To: Partnership Title Company, LLC

Property Appraiser's Parcel I.D. Number: 01-4N-30-0000-00300-0000

This Warranty Deed made this 17 day of June, 2014, by and between Secretary of Housing and Urban Development, hereinafter called the Grantor, whose mailing address is 40 Marietta Street, Atlanta, GA 30303 and Daniel Nezgoda and Teresa A. Nezgoda, husband and wife hereinafter called the Grantee, whose mailing address is 3451 Farrish Road, Jay, FL 32565.

WITNESSETH, that the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, and sells unto the Grantee, and Grantee's successors, heirs, and assigns forever, all that certain parcel of land in the County of Santa Rosa, State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

BEING the same property acquired by the Secretary of Housing and Urban Development pursuant to the provisions of the National Housing Act, as amended (12 U.S.C. 1701 et. seq.) and the Department of Housing and Urban Development Act (42 U.S.C. 3531 et. seq.).

TOGETHER with all of 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 the 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 this land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and Grantor will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but against none other.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness Signature
Adam S. Smith
Printed Name

[Signature]
Witness Signature
Louquetta Hazelton
Printed Name

Secretary of Housing and Urban Development,
By: [Signature]
Printed Name: Camilla Lome
as its: Delegate

STATE OF GA
COUNTY OF Fulton

The foregoing instrument was acknowledged before me this 17 day of June, 2014 by Camilla Lome, as Delegate of Secretary of Housing and Urban Development, who is personally known to me or who has produced his/her [Signature] as identification and who did take an oath, under the Re-delegation of Authority published at 77 Fed. Reg. 37252, Page 37258 (June 20, 2012).

[Signature]
Notary Public (Notarial Seal)
NICHOLAUS A. RICE
FULTON COUNTY, GEORGIA
NOTARY PUBLIC
MY COMMISSION EXPIRES
FEBRUARY 7TH, 2015

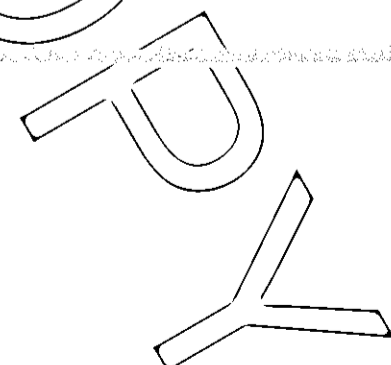
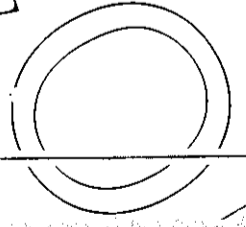


EXHIBIT "A"

Commence to the Northeast corner of the Northwest quarter of the Southeast quarter of Section 1, Township 4 North, Range 30 West, Santa Rosa County, Florida; thence run South 00 degrees 00 minutes 00 seconds East along the East line thereof a distance of 377.90 feet to the Point of Beginning; thence run North 90 degrees 00 minutes 00 seconds East a distance of 38.00 feet; thence run South 00 degrees 25 minutes 02 seconds West a distance of 369.61 feet; thence run South 90 degrees 00 minutes 00 seconds West a distance of 236.91 feet; thence run North 00 degrees 00 minutes 00 seconds West a distance of 369.60 feet; thence run North 90 degrees 00 minutes 00 seconds West a distance of 201.60 feet to the Point of Beginning. Less and Except the right of way limits of Farrish Road.

UNOFFICIAL COPY

**Residential Sales
Abutting Roadway
Maintenance Disclosure**

File No. 14FL-3231

ATTENTION: Pursuant to Santa Rosa County Code of Ordinances Chapter 95-05, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Santa Rosa County, and, if not, what person or entity will be responsible for maintenance. The disclosure must additionally provide that Santa Rosa County does not accept roads for maintenance that have not been built or improved to meet county standards. Santa Rosa County Code of Ordinances Chapter 95-05, Article V 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 of County Employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

Name of Roadway: 3451 Farrish Road
Legal Address of Property: 3451 Farrish Road, Jay, FL 32565

The County has accepted () has not accepted the abutting roadway for maintenance.

This form completed by: Partnership Title Company, LLC
1015 North 12th Avenue
Pensacola, FL 32501

As to Seller(s):

Secretary of Housing and Urban
Development

By: _____
As its: _____

Witness #1 Print Name: _____
Witness #1 Print Name: _____

Witness #2 Sign: _____
Witness #2 Print Name: _____

As to Buyer(s):

Daniel W Nezgoda by
Buyer's Name: Daniel W Nezgoda, a/k/a
Daniel Nezgoda, by Teresa A. Nezgoda
as his Attorney in fact
Teresa A Nezgoda
Buyer's Name: Teresa A. Nezgoda

[Signature]
Witness #1 Sign: _____
Witness #1 Print Name: Carol D. Eubanks
[Signature]
Witness #2 Sign: _____
Witness #2 Print Name: M. Reed Eubanks

**THIS FORM APPROVED BY THE
SANTA ROSA COUNTY BOARD
OF COUNTY COMMISSIONERS
Effective 4/15/95**

