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Prepared by and return to:
David B. Pleat
Attorney at Law
Pleat, Perry & Ritchie, P.A.
6921 Navarre Parkway
Navarre, FL 32566
850-650-0599
File Number: 222Hulsey

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 29th day of August, 2014 between 222 East 13th Street Corp., a New York corporation whose address is 44 Eileen Avenue, Plainview, NY 11803, grantor, and Howard Thomas Hulsey, Jr., a single man whose address is 2543 Cove Road, Navarre, FL 32566, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Santa Rosa County, Florida to-wit:

Lot 77, Block 152, HOLLEY BY THE SEA, being a portion of Section 22, Township 2 South, Range 27 West, Santa Rosa County, Florida, according to plat recorded in Plat Book B, Page 155 of the Public Records of said County.

Parcel Identification Number: 18-2S-26-1920-15200-0770

Subject to covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; and to all applicable zoning ordinances and/or restrictions and prohibitions by governmental authorities, if any.

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, 2013.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year written below.

COPIES
DoubleTime®

Signed, sealed and delivered in our presence:

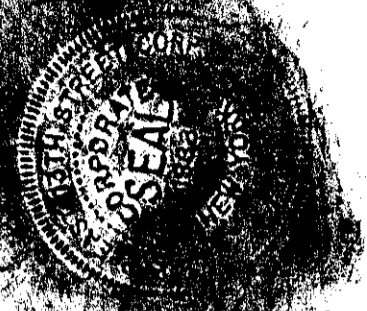
Witness Name: Amelia Sascio

Witness Name: [Signature]

222 East 13th Street Corp., a New York corporation

By: Brunilde E. Koenig, President

(Corporate Seal)



State of New York
County of Nassau

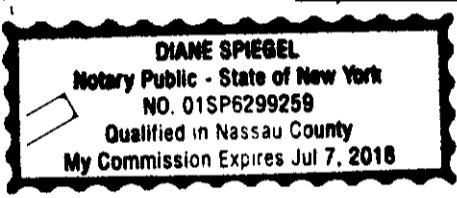
The foregoing instrument was acknowledged before me this 27 day of August, 2014 by Brunilde E. Koenig, President of 222 East 13th Street Corp., a New York corporation, on behalf of the Corporation. He/she is personally known to me or has produced a driver's license as identification.

[Notary Seal]

Diane Spiegel
Notary Public

Printed Name: Diane Spiegel

My Commission Expires: 7/7/18



COPIED 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: Cove Road

LEGAL ADDRESS OF PROPERTY: 2543 Cove 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 13th day of August 2014

222 East 13th Street Corp

SELLER: Brunhilde Koenig, President
Name: Brunhilde Koenig, President

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

The foregoing instrument was acknowledged before me on this the 27 day of August 2014 by Brunhilde Koenig, President, who is personally known to me or who has produced NY DL - 574204540 x1 09/19 as identification and who did not take an oath.

* 222 East 13th Street Corp

Gene Spruill
NOTARY PUBLIC

My Commission Expires: 7/7/18

Commission No.: 01SP0290259
Notary Public - State of New York
NO. 01SP0290259
Qualified in Nassau County
My Commission Expires Jul 7, 2018

BUYER: _____
Name: Howard Thomas Hulsey, Jr.

The foregoing instrument was acknowledged before me on this the _____ day of _____, 2014 by Howard Thomas Hulsey, Jr., who is personally known to me or who has produced _____ as identification and who did not take an oath.

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

STATE OF FLORIDA
COUNTY OF SANTA ROSA

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222 East 13th Street Corp

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

SELLER:

Name: Brunhilde Koenig, President

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* 222 East 13th Street Corp

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

BUYER:

Name: Howard Thomas Hulsey, Jr.

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Cheryl C. Fike
NOTARY PUBLIC
My Commission Expires: _____
Commission No.: _____

