

18.50  
350.00

Prepared by  
Jennifer Cumbie, an employee of  
Locklin, Saba, Locklin & Jones, PA  
4557 Chumuckla Hwy  
Pace, FL 32571  
(850) 995-1102  
File No.: 14-501

**CORPORATE WARRANTY DEED**

This indenture made on 10/30/2014 A.D., by  
**J. Taylor Homes, Inc., a Florida corporation**  
whose address is: **1050 Urban Drive, Cantonment, FL 32533**  
hereinafter called the "grantor", to  
**Walther Custom Homes, LLC, a Florida Limited Liability Company**  
whose address is: **PO Box 2499, Gulf Shores, AL 36547**  
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:

**Lot 2 And 3, Block C, Twelve Oaks Plantation, according to the plat thereof, as recorded in Plat Book 10, Page(s) 43, inclusive, of the Public Records of Santa Rosa County, Florida.**

Parcel Identification Number: **34-2N-29-5517-00C00-0020, 34-2N-29-5517-00C00-0030**

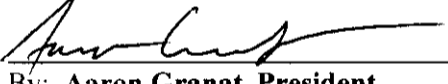
**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**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 2014.

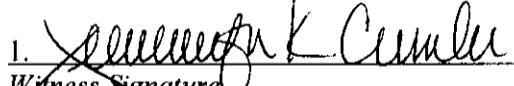
**In Witness Whereof**, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

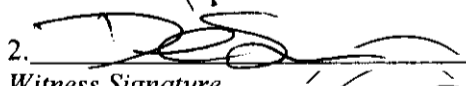
**J. Taylor Homes, Inc., a Florida corporation**

  
By: **Aaron Granat, President**

(Corporate Seal)

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

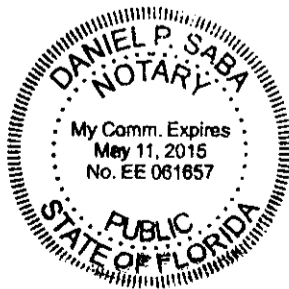
1.   
Witness Signature  
Witness Print Name: **JENNIFER K CUMBIE**


2.   
Witness Signature  
Witness Print Name: **Daniel Saba**

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

**THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED** before me on 10/30/2014, by **Aaron Granat, as President, on behalf of J. Taylor Homes, Inc.**, a corporation existing under the laws of 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: \_\_\_\_\_

14-801

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: Tucker Circle

LEGAL ADDRESS OF PROPERTY: 5689 and 5695 Tucker Circle

FOR  DIRT ROAD MAINTENANCE  PAVED ROAD MAINTENANCE

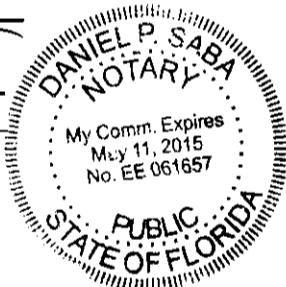
The foregoing information has been furnished by the Public Works Department of Santa Rosa County, Florida, on this the 30th day of September 2014

[Signature]  
Stephen L. Furman P.E.  
Assistant Public Works Director

SELLER: [Signature]  
Name: ARON BRANAT

The foregoing instrument was acknowledged before me on this the 30 day of OCT. 2014 by ARON BRANAT, who is personally known to me or who has produced [Signature] as identification and who did not take an oath.

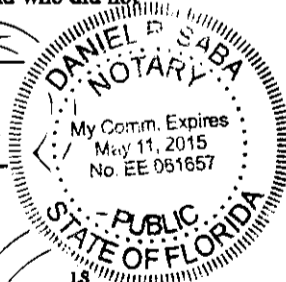
[Signature]  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_  
Commission No.: \_\_\_\_\_



BUYER: [Signature]  
Name: TEVEGA WRITTEN

The foregoing instrument was acknowledged before me on this the 30 day of OCT. 2014 by TEVEGA WRITTEN, who is personally known to me or who has produced [Signature] as identification and who did not take an oath.

[Signature]  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_  
Commission No.: \_\_\_\_\_



COPIED