

Prepared by and return to:

Deedra L. Lamy /
Emerald Coast Title, Inc.
811 N. Spring Street
Pensacola, FL 32501
850-434-3223

File Number: 15-10207

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 30th day of January, 2015 between Mary Joe Esry, a single woman whose post office address is 4217 Summerton Oaks Circle, Jacksonville, FL 32223, grantor, and C.J. Taylor and Sally Ann Taylor, husband and wife whose post office address is 107 South Sunset Blvd., Gulf Breeze, FL 32561, 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 24, Block 13, Fourth Addition to Santa Rosa Shores, according to the map or plat thereof as recorded in Plat Book B, Page 104, Public Records of Santa Rosa County, Florida.

Parcel Identification Number: 322S284850013000240

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, 2014.

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

Signed, sealed and delivered in our presence:

Melanie Burr
Witness Name: Melanie Burr

Roy Batt
Witness Name: Roy Batt

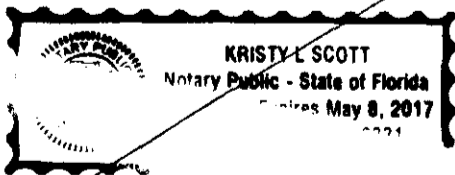
Roy Batt
Witness Name: Roy Batt

Mary Joe Esry
Mary Joe Esry

State of Florida
County of DUVAL

The foregoing instrument was acknowledged before me this 29th day of January, 2015 by Mary Joe Esry, who is personally known or has produced a driver's license as identification.

[Notary Seal]



Kristy L. Scott
Notary Public

Printed Name: KRISTY L SCOTT

My Commission Expires: May 8, 2017



Abutting Roadway Maintenance

STATE OF FLORIDA
COUNTY OF SANTA ROSA

ATTENTION: Pursuant to Santa Rosa County Ordinance No. 95-05, sellers of residential lots are required to disclosed to Buyers whether abutting roadways 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 95-05 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 an acknowledgement by the County of the veracity of any disclosure statement.

Name of Roadway: 3364 Santa Rosa Drive, Gulf Breeze, FL 32563

THE COUNTY (x) HAS ACCEPTED () HAS NOT ACCEPTED THE ABUTTING ROADWAY FOR () DIRT (X) PAVED MAINTENANCE.

Mary Joe Esry Date 1/29/15
Mary Joe Esry

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 29th day of January, 2015 by Mary Joe Esry, a single woman who has produced a driver's license as identification.

Kristy L Scott
Notary Public



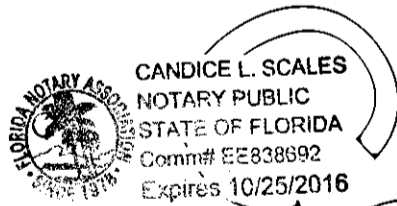
C. Taylor Date 1/30/2015

Sally Ann Taylor Date 1/30/2015
Sally Ann Taylor

STATE OF Florida
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 30th day of January, 2015 by C.J. Taylor and Sally Ann Taylor, husband and wife, who have produced a driver's license as identification.

Candice L. Scales
Notary Public



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