

Prepared by and Return to:
Teri Kitchen, an employee of
First International Title, Inc.
4300 Bayou Blvd., Suite 7
Pensacola, FL 32503

File No.: 55186-58

WARRANTY DEED

This indenture made on March 16, 2015, by **Donald Alexander Dasher and Tammy L. Dasher husband and wife** whose address is: 301 East 6th Avenue, Havana, FL 32333 hereinafter called the "grantor",

to **Barry Conley and Mary Ann Conley husband and wife** whose address is: 4300 Coachman Road Milton, FL 32583 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, allens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Santa Rosa County, Florida**, to-wit:

Beginning at the Northeast Corner of the South Half of the Southwest Quarter of Section 17, Township 1 North, Range 27 West, Santa Rosa County, Florida; thence go South 160 feet; thence West 80 feet; thence North 160 feet; thence East 80 feet to the Point of Beginning.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER, UPON AND ACROSS THE FOLLOWING:

Commencing at a concrete monument located at the Northeast Corner of the South Half of the Southwest Quarter of Section 17, Township 1 North, Range 27 West, Santa Rosa County, Florida; thence South 89°58'45" West for 80.00 feet; thence South 00°01'52" West for 141.13 feet and Point of Beginning of a 30.00 foot wide access and utility easement lying 15.00 feet on each side of the following described centerline; thence South 33°24'15" West for 201.96 feet to the point of curvature of a curve having a radius of 97.91 feet with a chord bearing South 68°58'02" West, and a chord distance of 113.89 feet; thence Southwesterly along the arc of said curve for an arc length of 121.54 feet to the Point of Tangent; thence North 75°28'10" West for 45.46 feet to the Point of Curvature of a curve having a radius of 368.58 feet with a chord bearing North 89°56'46" West and a chord distance of 184.28 feet; thence Northwesterly along the arc of said curve for an arc length of 186.25 feet to a point of reverse curve having a radius of 750.52 feet with a chord bearing of South 82°48'11" West for an arc length of 189.31 feet to the Point of Tangent; thence North 89°58'15" West for 1400.68 feet to the centerline of Coachman Road (a paved County maintained road) and the terminus of this description.

Parcel Identification Number: 17-1N-27-0000-00136-0000

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.

DRAFT

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2014.

OFFICIAL COPY

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

Donald Alexander Dasher
Donald Alexander Dasher

Tammy L. Dasher
Tammy L. Dasher

Signed, sealed and delivered in our presence:

Barbara Whigam-Eutsay
Witness Signature
Print Name: Barbara Whigam-Eutsay

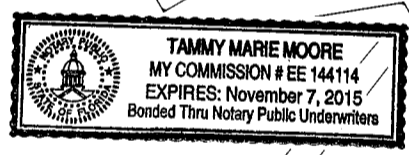
Erika R. Tomas
Witness Signature
Print Name: Erika R. Tomas

State of Florida
County of Gadsden

The Foregoing Instrument Was Acknowledged before me on the 16th day of March 2015, by **Donald Alexander Dasher and Tammy L. Dasher** who is/are personally known to me or who has/have produced the following as identification: FLDL#D260-181-47-062-0 + D260-812-71-840-0

Tammy Marie Moore

Notary Public
Printed Name:
My Commission expires:



Warranty Deed
3 of 3

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 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 2000-09 requires this disclosure be attached along with other attachments to the Deed or other conveyances required to be made apart 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 { X } HAS NOT ACCEPTED

NAME OF ROADWAY: 4300 Coachman Road

LEGAL ADDRESS OF PROPERTY: - 4300 Coachman Road, Milton, FL. 32583

FOR { } DIRT ROAD MAINTENANCE { } PAVED ROAD MAINTENANCE

Donald Alexander Dasher by Katherine Elizabeth Short as attorney in fact
Donald Alexander Dasher by Katherine Elizabeth Short, as Attorney in Fact

Tammy L. Dasher by Katherine Elizabeth Short as attorney in fact
Tammy L. Dasher by Katherine Elizabeth Short, as Attorney in Fact

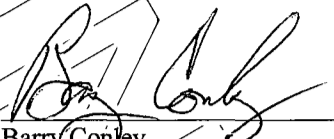
The foregoing instrument was acknowledged before me on this the 27th day of March, 2015, by Donald Alexander Dasher and Tammy L. Dasher, by Katherine Elizabeth Short, as Attorney in Fact, who is/are personally known to me or who has/have produced a valid driver's license as identification.

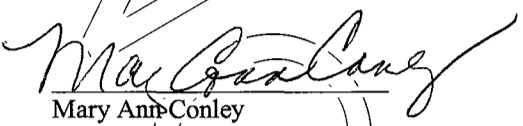


[Signature]

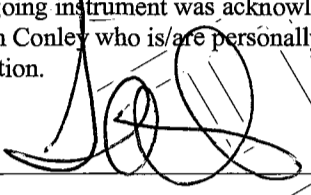
Notary Public
My Commission Expires: _____
Commission No.: _____

COPY


Barry Conley


Mary Ann Conley

The foregoing instrument was acknowledged before me on this the 27th day of March, 2015, by ,Barry Conley and Mary Ann Conley who is/are personally known to me or who has/have produced a valid driver's license as identification.



Notary Public
My Commission Expires: _____
Commission No.: _____



COPIES
COPY