

THIS INSTRUMENT PREPARED BY,  
RECORDED AND RETURN TO:  
Emerald Coast Title Services, LLC  
2050 County Highway 30A, Unit M1-109  
Santa Rosa Beach, FL 32459

This is a purchase and sale transaction and Florida Documentary tax stamps were calculated on the purchase price of \$30,685.00, and \$214.80 was collected on this transaction.

Parcel ID No. 122S270000033000000

[SPACE ABOVE RESERVED FOR CLERK USE]

**WARRANTY DEED**

STATE OF FLORIDA  
COUNTY OF SANTA ROSA

THIS WARRANTY DEED, is made this the 25 day of March, by and between **Deborah D. Lambert as Personal Representative of The Estate of Oscar Emmanuel Trippe, Case No. 2013CP277** whose address is: 101 Gardenia Ct. NW, Fort Walton Beach, FL 32548, hereinafter referred to as "Grantor," and

**James L. Koon, a married man**, whose post office address is: 8346 Lucena St., Navarre, FL 32566. Hereinafter collectively referred to in singular as the "Grantee."

**WITNESSETH**, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is acknowledged, sells and conveys to Grantee, Grantee's successors and assigns forever, the following legally described land, situate, lying and being in **Santa Rosa County, Florida** (the "Property"):

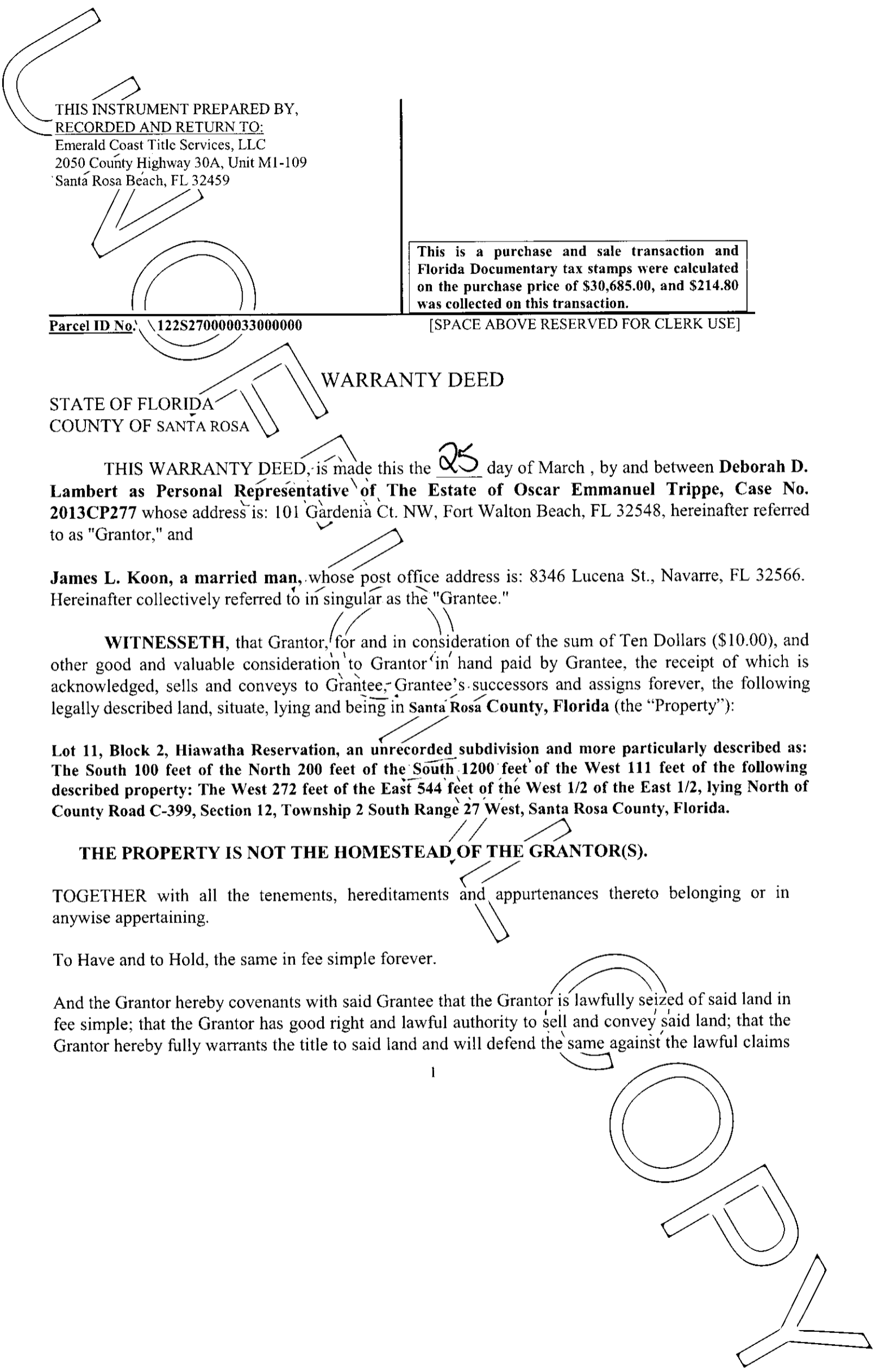
**Lot 11, Block 2, Hiawatha Reservation, an unrecorded subdivision and more particularly described as: The South 100 feet of the North 200 feet of the South 1200 feet of the West 111 feet of the following described property: The West 272 feet of the East 544 feet of the West 1/2 of the East 1/2, lying North of County Road C-399, Section 12, Township 2 South Range 27 West, Santa Rosa County, Florida.**

**THE PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR(S).**

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 January 1, 2015 reservations, restrictions and easements of record, if any.

Signed, Sealed and Delivered in the Presence of:

Ashley J. Flowers  
Witness Print Name: Ashley J. Flowers

The Estate of Oscar Emmanuel Trippe,  
Case No. 2013CP277

Jami Searle  
Witness Print Name: Jami Searle

Deborah D. Lambert (PR) 3-24-15  
Deborah D. Lambert, Personal Representative

STATE OF Florida  
COUNTY OF Okaloosa

The foregoing instrument was acknowledged before me this the 24 day of March, 2015 2015, by Deborah D. Lambert, Personal Representative of The Estate of Oscar Emmanuel Trippe, Case No. 2013CP277. They are ( ) personally known to me or (  ) have produced drivers licenses as photo identification.

[AFFIX NOTARY SEAL HERE]

Lydia McGriff  
NOTARY PUBLIC [Signature]  
TYPED NAME OF NOTARY:  
MY COMMISSION EXPIRES: 10-16-17



TA

COPY