

This instrument prepared by:

Name: **Rachael Downs an employee of  
Reliable Land Title Corporation**  
Address: **15 West La Rua Street  
Pensacola, Florida 32501**

Return to: **Reliable Land Title Corporation**  
Address: **FILE NO. 15-03-052PR  
15 West La Rua Street  
Pensacola, Florida 32501**

Property Appraisers Parcel Identification Number(s):  
282N28059000A000190

***THIS WARRANTY DEED*** Made the 28th day of April, 2015 by Tommy Crutchfield and Lois Crutchfield, husband and wife whose post office address is 6336 Brigadier Road, Milton, FL 32570, hereinafter called the grantor, to Tom M. Mohnasky, an unmarried man whose post office address is 5972 Savannah Drive, Milton, FL 32570 hereinafter called the grantee:

(Wherever 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)

***WITNESSETH***, that the grantor, for and in consideration of the sum \$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, State of Florida, viz:

**Lot 19, Block A, Charleston Oaks, according to the Plat thereof, recorded in Plat Book D, Page(s) 67, of the Public Records of Santa Rosa County, Florida.**

***Together***, with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining.

***To Have and to Hold***, the same in fee simple forever.

***And the grantor hereby covenants with the 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, and hereby 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>, 2014. FURTHER SUBJECT TO restrictions, reservations, covenants and easements of record, if any, however this reference shall not operate to reimpose same.***

*In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.*

Signed, sealed and delivered in the presence of:

*Kim Fagan*  
Signature

Kim Fagan  
Printed Signature

*Tommy Crutchfield*  
~~Tommy Crutchfield~~

*Lois Crutchfield*  
Lois Crutchfield

*Rachael Downs*  
Signature

Rachael S. Downs  
Printed Signature

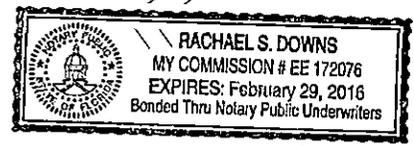
STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 28th day of April, 2015 by Tommy Crutchfield and Lois Crutchfield, who is personally known to me or who produced driver's license as identification and who did/did not take an oath.

*Rachael Downs*  
Notary Public

My Commission Expires: 2/29/16

[seal]



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: Savannah Drive

LEGAL ADDRESS OF PROPERTY: 5972 Savannah Drive

FOR  DIRT ROAD MAINTENANCE  PAVED ROAD MAINTENANCE

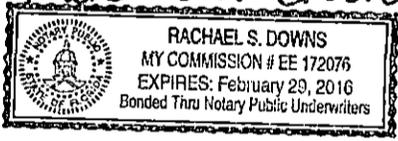
The foregoing information has been furnished by the Public Works Department of Santa Rosa County, Florida, on this the 17th day of March 2015

Glenn Bailey  
Glenn Bailey, P.E.  
Assistant Public Works Director

SELLER: Tommy Crutchfield  
Name: Tommy Crutchfield

Lois Crutchfield  
Lois Crutchfield

The foregoing instrument was acknowledged before me on this the 28th day of April 2015 by Tommy Crutchfield who is personally known to me or who has produced driver's license as identification and who did not take an oath. and Lois Crutchfield



Rachael S. Downs  
NOTARY PUBLIC  
My Commission Expires: 2/29/16  
Commission No.: \_\_\_\_\_

BUYER: Tom M. Mohnsky  
Name: Tom M. Mohnsky

The foregoing instrument was acknowledged before me on this the 28th day of April 2015 by Tom M. Mohnsky who is personally known to me or who has produced driver's license as identification and who did not take an oath.



Rachael S. Downs  
NOTARY PUBLIC  
My Commission Expires: 2/29/16  
Commission No.: \_\_\_\_\_