

**PREPARED BY:**

STEVEN A. WILLIAMS, ESQ.  
C/O U.S. DEEDS, P.A.  
213 BRENTSHIRE DRIVE  
BRANDON, FL 33511

**WHEN RECORDED MAIL TO:**

CHRISTIE FORBES  
CARRELL BLANTON FERRIS & ASSOCIATES,  
PLC  
460 MCLAWS CIRCLE  
SUITE 200  
WILLIAMSBURG, VA 23185

**PARCEL ID NO.:** 01-1N-28-0000-06800-0000

**PURCHASE PRICE PAID:** \$0.00

**OTHER CONSIDERATION:** \$0.00

**DOCUMENTARY STAMP TAX:** \$ .70

**Warranty Deed**

THIS WARRANTY DEED is made on 4/2/15, by DORIS FORTNEY and BARRY FORTNEY, wife and husband, whose address is 4400 Wadsworth Street, Williamsburg, VA 23188 (herein, "Grantor"), to FORTNEY PROPERTIES-II, LLC, a Virginia limited liability Company, whose address is 4400 Wadsworth Street, Williamsburg, VA 23188 (herein, "Grantee").

GRANTOR, in consideration of Ten Dollars and other valuable consideration, receipt of which is hereby acknowledged, hereby conveys to Grantee, all of Grantor's interest in and to the following described real property located in the County of Santa Rosa, State of Florida:

SEE EXHIBIT A ATTACHED HERETO.

TOGETHER WITH all of the easements, rights, privileges and appurtenances thereto belonging and all of the estate, right, title, interest and claim, either at law or in equity, of Grantor of, in, to or out of such real property.

TO HAVE AND TO HOLD the above-described real property in fee simple with all appurtenances and for the purposes set forth herein, subject to all matters of record, if any. Grantor hereby fully warrants title to said property and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor signed and sealed this Warranty Deed on the date first above written.

**EXEMPT TRANSFER - NO DOCUMENTARY STAMP TAX OR INTANGIBLE PERSONAL PROPERTY TAX IS  
DUE OR PAYABLE IN CONNECTION WITH THE RECORDING HEREOF.**

Witnesses:

*[Signature]*

Witness #1 signature

Debi Ingram

Printed name of witness #1

*[Signature]*

Witness #2 signature

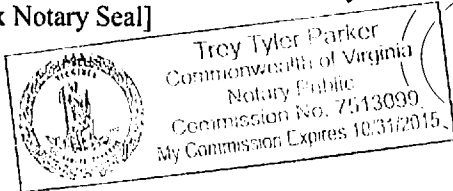
Christie Forbes

Printed name of witness #2

STATE OF Virginia  
COUNTY OF James City

This instrument was acknowledged before me on 4/2/15, by Doris Fortney,  who is personally known to me or  who has produced \_\_\_\_\_ as identification.

[Affix Notary Seal]



*[Signature]*

SIGNATURE OF NOTARY PUBLIC

My commission expires: 10-31-2015

Witnesses:

*[Signature]*

Witness #1 signature

Debi Ingram

Printed name of witness #1

*[Signature]*

Witness #2 signature

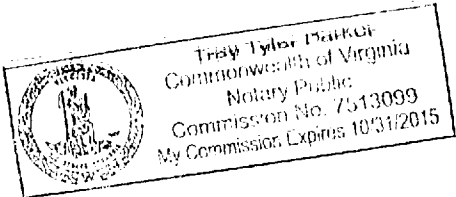
Christie Forbes

Printed name of witness #2

STATE OF Virginia  
COUNTY OF James City

This instrument was acknowledged before me on 4/2/15, by Barry Fortney,  who is personally known to me or  who has produced \_\_\_\_\_ as identification.

[Affix Notary Seal]



Grantor:

*[Signature]*

Barry Fortney

*[Signature]*

SIGNATURE OF NOTARY PUBLIC

My commission expires: 10-31-2015

**EXHIBIT A**

The following described property in Santa Rosa County, Florida:

That portion of the Southwest Quarter of the Northwest Quarter lying South of US Highway #90: Commence at a capped Iron rod (LB #0340) at the Southwest corner of the Northwest Quarter of Section 1, Township 1 North, Range 28 West, Santa Rosa County, Florida; thence North 89 degrees 25 minutes 07 seconds East along the South line of said Northwest Quarter for a distance of 261.00 feet to a capped Iron rod (LB #5170) at the Southeast corner of that certain parcel of land as described in Official Records Book 1159 at Page 471 of the public records of said county for the Point of Beginning; thence depart said South line North 00 degrees 48 minutes 06 seconds West along the East line of said Official Records Book 1159, Page 471, for a distance of 500.00 feet to a capped Iron rod (LB #5170) at the Northeast corner of said Official Records Book 1159, Page 471; thence depart said East line South 89 degrees 25 minutes 07 seconds West along the North line of said Official Records Book 1159, Page 471 for a distance of 261.00 feet to a capped Iron rod (LB #5170) at an intersection with the West line of said Northwest Quarter at the Northwest corner of said Official Records Book 1159, Page 471; thence depart said North line North 00 degrees 48 minutes 06 seconds West along the West line of said Northwest Quarter for a distance of 407.03 feet to a capped Iron rod (LB #5170) at the Southwest corner of that certain parcel of land as described in Official Records Book 753, Page 407 of the public records of said county; thence depart said West line North 88 degrees 53 minutes 39 seconds East along the South line of said Official Records Book 753, Page 407 for a distance of 420.00 feet to a capped iron rod (LB #5170) at the Southeast corner of said Official Records Book 753, Page 407; thence depart said South line North 00 degrees 48 minutes 06 seconds West along the East line of said Official Records Book 753, Page 407 for a distance of 210.00 feet to a capped iron rod (LB #5170) at the Northeast corner of said Official Records Book 753, Page 407; thence depart said East line South 88 degrees 53 minutes 39 seconds West along the North line of said Official Records Book 753, Page 407 for a distance of 119.70 feet to a capped iron rod (LB #5170) at an intersection with the monumented Southerly Right of Way line of US Highway #90 (State Road #10 Right of Way varies); thence depart said North line North 73 degrees 32 minutes 15 seconds East along said Southerly Right of Way for a distance of 792.96 feet to an intersection with the North line of the Southwest Quarter of the Northwest Quarter of said Section; thence depart said Right of Way line North 88 degrees 53 minutes 39 seconds East along the North line of said Southwest Quarter of the Northwest Quarter for a distance of 46.59 feet to a capped iron rod (LB #5170) at the Northwest corner of that certain parcel of land as described in Official Records Book 2119, at page 1307 of the public records of said County; thence depart said North line

**EXHIBIT A**

(continued)

South 00 degrees 54 minutes 33 seconds East along the West line of said Official Records Book 2119, Page 1307 for a distance of 208.70 feet to a capped iron rod (LB #5170) at the Southwest corner of said Official Records Book 2119, Page 1307; thence depart said West line North 88 degrees 53 minutes 39 seconds East along the South line of said Official Records Book 2119, Page 1307, for a distance of 208.70 feet to a nail and disc (Santa Rosa County) at the Southeast corner of said Official Records Book 2119, Page 1307 at an intersection with the monumented West line of Magnolia Heights a subdivision of the Southeast Quarter of the Northwest Quarter of said Section 1, as recorded in Plat Book "B" at Page 152 of the public records of said County, thence depart said South line South 00 degrees 54 minutes 33 seconds East along said West line for a distance of 356.21 feet to a capped iron pipe (LB #5170) at the Northeast corner of that certain parcel of land as described in Official Records Book 2776, Page 1102, of the public records of said County; thence depart said West line South 89 degrees 05 minutes 27 seconds West along the North line of said Official Records Book 2776, Page 1102 for a distance of 209.00 feet to a capped iron pipe (LB #5170) at the Northwest corner of said Official Records Book 2776, Page 1102; thence depart said North line South 00 degrees 54 minutes 33 seconds East along the West line of said Official Records Book 2776, Page 1102 for a distance of 209.00 feet to a capped iron pipe (LB #5170) at the Southwest corner of said Official Records Book 2776, Page 1102; thence depart said West line North 89 degrees 05 minutes 27 seconds East along the South line of said Official Records Book 2776, Page 1102 for a distance of 209.00 feet to a capped iron pipe (LB #5170) at an intersection with the aforesaid West line of Magnolia Heights at the Southeast corner of said Official Records Book 2776, Page 1102; thence depart said South line South 00 degrees 54 minutes 33 seconds East along the West line of said Magnolia Heights and an extension thereof for a distance of 565.21 feet to a capped Iron rod (LB #5170) at the Southeast corner of the Southwest Quarter of the Northwest Quarter of said Section 1; thence depart said West line South 89 degrees 25 minutes 07 seconds West along the South line of the Southwest Quarter of the Northwest Quarter of said Section for a distance of 1060.63 feet to the Point of Beginning.

**MAY BE SUBJECT TO THE RIGHT OF WAY LIMITS OF RICHBURG STREET (40' R/W)  
AND MAY BE SUBJECT TO THE RIGHT OF WAY LIMITS OF EMBERS LAND (R/W  
UNDETERMINED)**

**LESS & EXCEPT:**

Description as furnished by client, Official Records Book 1550, Page 953: A parcel of land described as follows: Begin at a point 522 feet North and 417.5 feet East of the Southwest corner of the Northwest of Section one (1) Township one (1) North, Range 28 West; thence North 208.7 feet; thence East 208.7 feet; thence South 208.7 feet; thence West 208.7 feet; to the Point of Beginning, containing one acre more or less

**ALSO LESS & EXCEPT:**

Description as furnished by client, Official Records Book 508, Page 502: A parcel of land in the Northwest Quarter of Section One (1) Township One (1) North, Range Twenty-Eight (28) West,

**EXHIBIT A**  
(continued)

and more particularly described as follows: Begin at a point 730.5 feet North and 835 feet East of the Southwest corner of the Northwest Quarter of said Section One (1), thence East 208.7 feet; thence North 208.7 feet; thence West 208.7 feet; thence South 208.7 feet to point of beginning, containing one acre more or less.

This property is not the homestead real property of Grantor.

**MAIL FUTURE TAX STATEMENT TO:**

DORIS FORTNEY  
BARRY FORTNEY  
4400 Wadsworth Street  
Williamsburg, VA 23188

*The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*

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