

When recorded mail to:

AAN TV Realty Inc
289 34th St N
St Petersburg, FL 33713

Christopher George Balog
1405 San Rafael Ct
St Augustine, FL 32080

Space above this line reserved for Recorder's use



SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENT THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **AAN TV Realty, Inc.**, hereinafter referred to as "Grantor", does hereby grant, bargain, sell, convey, and warrant unto **Christopher George Balog**, a single person, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Santa Rosa, State of Florida, to wit:

Lot 26, Block B, Barbarosa Ranchettes Subdivision, according to the Plat thereof recorded in Plat Book "B", Page 139 of the Public Records of Santa Rosa County, Florida.

PARCEL# 30-2S-27-0200-00B00-0260

SUBJECT to easements, restrictions, reservations and limitations of record, if any, and taxes for the current year.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

The property herein conveyed is not the homestead property of the Grantor.

WITNESS Grantor's hand this 22nd day of October, 2015.

Witness #1 Anie Russell
Anie T. Russell

[Signature]
AAN TV Realty, Inc Grantor
Jeremiah P. Hartman-President

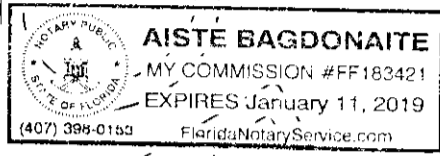
Witness #2 Aiste Bradonaitis
AISTE BRADONAITIS

COPY

STATE OF FLORIDA
COUNTY OF PINELLAS

On this the 22nd day of October 2015, before me, the undersigned officer, personally appeared, Jeremiah P. Hartman, an authorized signor for AAN TV Realty, Inc., known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purpose therein contained.

In witness where of I hereunto set my hand and official seal.



Aiste Bagdonaite
Notary Public - AISTE BAGDONAITE

My Commission Expires: 01/11/2019

Grantors Name, Address and Phone:

AAN TV Realty Inc
Jeremiah P. Hartman-President
289 34th Street North
St. Petersburg, FL 33713

(800) 269-9629

SEND TAX STATEMENTS TO GRANTEE

Grantee's Address:
Christopher George Balog
1405 San Rafael Ct
St Augustine, FL 32080

This instrument prepared by: AAN TV Realty Inc
Aiste Bagdonaite
289 34th Street North
St. Petersburg, FL 33713

FILED
COPY