

PREPARED BY:

MEAD LAW FIRM

**24 Walter Martin Road NE
Fort Walton Beach, Florida 32548
File No: 33171JR**

Property Appraiser's Parcel I.D. # 182S261920181000050

This WARRANTY DEED made the 28th day of February, A.D. 2017, by

Whitworth Builders, Inc., a Florida corporation

whose post office address is: 105 Auburn Road, Fort Walton Beach, Florida 32547
hereinafter called the grantor to

Brandon Scott Weaver and Laura Weaver, husband and wife

whose post office address is: 7134 Menton St. Navarre, Florida 32566
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 of \$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, Florida, viz:

Lot 5, Block 181, HOLLEY BY THE SEA, according to the plat thereof, as recorded in Plat Book B, Page 155, of the Public Records of Santa Rosa County, Florida.

Subject to:

Declaration of Covenants, Conditions, Restrictions and Easements, recorded in Book 246, Page 463, as amended in Book 282, Page 687; Book 664, Page 343; Book 693, Page 234; Book 739, Page 15; Book 960, Page 559; Book 1048, Page 369; Book 1161, Page 275; Book 1351, Page 404 and Book 1352, Page 241, Assignment recorded in Book 1402, Page 971, being further amended in Book 1606, Page 1456; Book 1702, Page 761; Book 1702, Page 765; Book 1702, Page 768; Book 1702, Page 770; Book 1702, Page 772; Book 1707, Page 1237 and Book 1707, Page 1241, Assignment recorded in Book 1777, Page 1496, Notice of Interest recorded in Book 2045, Page 380, re-recorded in Book 2049, Page 1238 and in Book 2046, Page 1682 and being further amended in Book 2149, Page 1762

Easement granted to Gulf Power Company by instrument recorded in Deed Book 78, Page 487, Book 194, Page 10, rerecorded in Book 195, Page 356 and Book 329, Page 533.

Oil, Gas and Mineral Reservation recorded in Deed Book 127, Page 198 and Deed Book 217, Page 647.

Terms, provisions and assessments contained in Ordinance No. 2002-07 recorded in Book 2024, Page 1057.

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 December 31, 2016.

MWM FATC 33171JR

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

Signed and Sealed in Our Presence:

Whitworth Builders, Inc., a Florida corporation

By: [Signature]
Scott Hicks
Its: Vice President

Witness Print Name: MICHAEL WM MEAD, JR.

Witness Print Name: DEENA T. BREITENBECK

STATE OF FLORIDA
COUNTY OF OKALOOSA

The foregoing instrument was acknowledged before me this 28th day of February, 2017, by Scott Hicks, the Vice President of Whitworth Builders, Inc., a Florida corporation, a corporation existing under the laws of the State of Florida, on behalf of the corporation.



(affix notary seal)

Notary Public [Signature]
Print Notary Name: **MICHAEL WM MEAD, JR.**
My Commission Expires:

Personally known to me [initials]

Produced _____ as identification

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