

18.50  
259.10  
277.60

After Recording Return to:  
Deborah Beach  
West Florida Title Company of Milton, Inc.  
5220 Willing Street  
Milton, FL 32570

This Instrument Prepared by:  
Deborah Beach  
West Florida Title Company of Milton, Inc.  
5220 Willing Street  
Milton, FL 32570  
as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):  
03-1N-27-0000-00179-0000, 03-1N-27-0000-00900-0000, and 03-1N-27-0000-01000-0000  
File No.: 2017-8300-O

### WARRANTY DEED

This Warranty Deed, Made the 21<sup>st</sup> day of March, 2017, by **A New Beginning Home Builders, Inc.**, having its place of business at **5724 Jeff Ates Rd., Milton, FL 32583**, hereinafter called the "Grantor", to **Salvatore J. Defusco**, whose post office address is: **12759 Hampton Lakes Circle, Boynton Beach, FL 33436**, hereinafter called the "Grantee".

**WITNESSETH:** That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents (\$10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, by these presents grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Santa Rosa County, Florida**, to wit:

See Attached Exhibit "A"

**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 2016. Subject to covenants, reservations, restrictions, limitations, easements and agreements of record, if any and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

*(Wherever used herein the terms "Grantor" and "Grantee", included all the parties to this instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of Corporation)*

**IN WITNESS WHEREOF**, Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES  
**TWO SEPARATE DISINTERESTED WITNESSES REQUIRED**

A New Beginning Home Builders, Inc.

Witness Signature: Deborah C. Beach  
Printed Name: Deborah C. Beach

By: Jason D. Phillips  
Jason D. Phillips, President

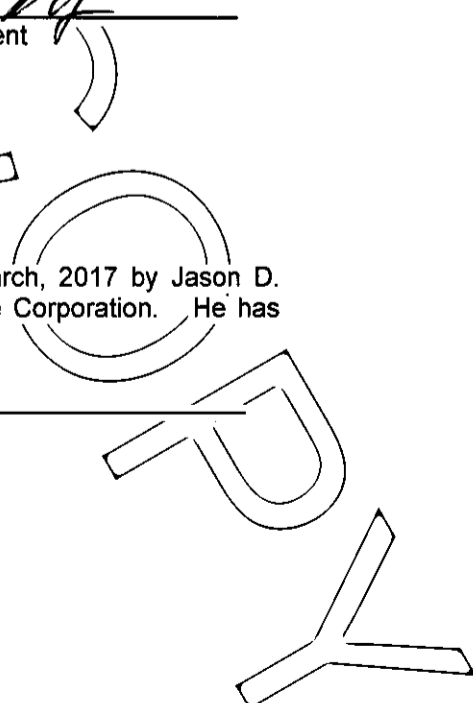
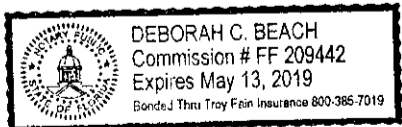
Witness Signature: Donna S. Perritt  
Printed Name: Donna S. Perritt

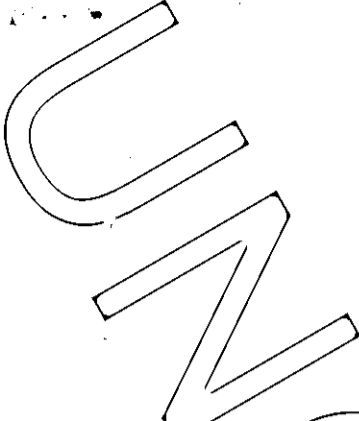
State of Florida  
County of Santa Rosa

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of March, 2017 by Jason D. Phillips as President of A New Beginning Home Builders, Inc., on behalf of the Corporation. He has produced Florida driver license(s) as identification.

Deborah C. Beach  
Notary Public Signature  
Printed Name: Deborah Beach

My Commission Expires: \_\_\_\_\_  
(SEAL)





**EXHIBIT A**

**Parcel A-1:**

Commence at the southeast corner of Section 3, Township 1 North, Range 27 West, Santa Rosa County, Florida; thence run North 00°01'25" West along the east line of said Section 3 a distance of 2010.44 feet to an intersection with the northerly Right of Way line of Hay Meadow Road (50' R/W); thence run North 89°43'35" West along said northerly Right of Way a distance of 639.93 feet to an intersection with the easterly Right of Way line of Red Barn Road (50' R/W); thence depart said northerly Right of Way and run North 00°00'00" East along said easterly Right of Way a distance of 210.94 feet to the Point of Beginning; thence continue North 00°00'00" East along said easterly Right of Way a distance of 141.66 feet; thence depart said easterly Right of Way and run South 89°47'00" east a distance of 307.51 feet to the east line of Lot 31, being also the west line of Lot 32 of an unrecorded subdivision known as Permenter's Ponderosa Farms; thence run South 00°00'42" East along said east line a distance of 141.67 feet; thence run North 89°46'54" West a distance of 307.54 feet to the Point of Beginning Said parcel being a portion of Lot 31 of an unrecorded subdivision known as Permenter's Ponderosa Farms.

**Parcel A-2:**

Commence at the Southeast corner of Section 3, Township 1 North, Range 27 West, Santa Rosa County, Florida, thence run North 00°01'25" West along the East line of said Section 3 a distance of 2010.44 feet to an intersection with the Northerly right of way line of Hay Meadow Road (50'R/W) thence run North 89°43'35" West along said Northerly right of way a distance of 639.93 feet to an intersection with the Easterly right of way line of Red Barn road (50'R/W) thence depart said Northerly right of way and run North 00°00'00" East along said Easterly right of way a distance of 352.60 feet to the Point of Beginning, thence continue North 00°00'00" East along said Easterly right of way a distance of 141.66 feet, thence depart said Easterly right of way and run South 89°47'00" East a distance of 307.48 feet to the East line of Lot 31, being also the West line of Lot 32 of an unrecorded subdivision known as Permenter's Ponderosa Farms; thence run South 00°00'42" East a distance of 141.66 feet, thence run North 89°47'00" West a distance of 307.51 feet to the Point of Beginning. Said parcel being a portion of Lot 31 of an unrecorded subdivision known as Permenter's Ponderosa Farms.

**Parcel A-3:**

Commence at the Southeast corner of Section 3, Township 1 North, Range 27 West, Santa Rosa County, Florida, thence run North 00°01'25" West along the East line of said Section 3 a distance of 2010.44 feet to an intersection with the Northerly right of way line of Hay Meadow Road (50'R/W) thence run North 89°43'35" West along said Northerly right of way a distance of 639.93 feet to an intersection with the Easterly right of way line of Red Barn Road (50'R/W) thence depart said Northerly right of way and run North 00°00'00" East along said Easterly right of way a distance of 494.26 feet to the Point of Beginning, thence continue North 00°00'00" East along said Easterly right of way a distance of 141.67 feet, thence depart said Easterly right of way and run South 89°46'54" East a distance of 307.45 feet to the Northeast corner of Lot 31, being also the Northwest corner of Lot 32, of an unrecorded subdivision known as Permenter's Ponderosa Farms, thence run South 00°00'42" East along the East line of said Lot 31, being also the West line of Lot 32 a distance of 141.66 feet, thence run North 89°47'00" West a distance of 307.48 feet to the Point of Beginning. Said parcel being a portion of Lot 31 of an unrecorded subdivision known as Permenter's Ponderosa Farms.

