

Doc Stamps: \$ 0.70  
Recording: \$27.00  
Total: \$27.70

**WARRANTY DEED**

Made this 28<sup>th</sup> day of March, 2017, by Patricia Ann Sides Moreland, a single woman, whose address is 468 Rush Park Circle, Mary Esther, FL 32569, Mary Kathryn Sides Scott, a married woman, whose address is 311 Edgewater Drive, Pensacola, FL 32507 and Deana Lynn Sides Long, a married woman, whose address is 507 Edgewater Drive, Pensacola, FL 32507, as their non-homestead property, hereinafter called the "grantors", (each grantor is the owner of an undivided one sixth (1/6) interest of a one half (1/2) interest in the subject property) to MARILYN SIDES, a single woman, whose address is PO Box 12147, Pensacola, Florida 32591-2147, hereinafter called the "grantee":

(Whenever used herein the term "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 in consideration of the sum of A GIFT FROM DAUGHTERS TO THEIR MOTHER and other good and valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Santa Rosa County, Florida, viz:

Parcel ID # 04-1N-26-0000-00118-0000

**LEGAL DESCRIPTION ATTACHED TO WARRANTY DEED**

Subject to Restrictions, Reservations and Limitations of Record, if any, and taxes for the year 2017, not yet due and payable.

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 she 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 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.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents this day and year first above written.

Signed, sealed and delivered in our presence:

Daniel C Campbell  
Printed Name: DANIEL C CAMPBELL

Patricia Ann Sides Moreland  
PATRICIA ANN SIDES MORELAND

Clara Hughes  
Printed Name: CLARA HUGHES

Daniel C Campbell  
Printed Name: DANIEL C CAMPBELL

Mary Kathryn Sides Scott  
MARY KATHRYN SIDES SCOTT

Clara Hughes  
Printed Name: CLARA HUGHES

*Daniel C. Campbell*  
Printed Name: DANIEL C. CAMPBELL

*Deana Lynn Sides Long*  
DEANA LYNN SIDES LONG

*Cynthia Hughes*  
Printed Name: CYNTHIA HUGHES

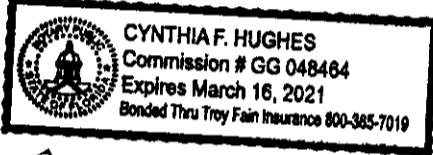
STATE OF FLORIDA  
COUNTY OF OKALOOSA

The foregoing **Warranty Deed** was acknowledged before me this 30<sup>th</sup> day of March, 2017, by **Patricia Ann Sides Moreland, Mary Kathryn Sides Scott and Deana Lynn Sides Long**, who is personally known to me.

*Cynthia Hughes*  
NOTARY PUBLIC  
Print Name  
My Commission Expires:

PREPARED BY:

Daniel C. Campbell  
Attorney at Law  
420 E. Pine Ave.  
Crestview, FL 32539  
850-682-6165



FILED  
OKALOOSA  
COUNTY  
FLORIDA  
COPY

Parcel ID # 04-1N-26-0000-00118-0000

LEGAL DESCRIPTION ATTACHED TO WARRANTY DEED

EXHIBIT A

That portion of Government Lot 1 lying Easterly and Southerly of the centerline of Burnt Grocery Creek being more particularly described as follows.

Begin at the Northeast corner of Section 4, Township 1 North, Range 26 West, Santa Rosa County, Florida; thence South 08 degrees 46 minutes 36 seconds West along the East line of said Section a distance of 2257.12 feet to the Southeast corner of Government Lot 1 of said Section; thence depart said East line North 85 degrees 23 minutes 33 seconds West along the monumented South line of said Lot 1 a distance of 1096.23 feet to the Southwest corner of said Lot 1; thence depart said South line North 03 degrees 30 minutes 00 seconds East along the monumented West line of said Lot 1 a distance of 11.98 feet more or less to the centerline of Burnt Grocery Creek; thence depart said West line South 85 degrees 39 minutes 31 seconds East along said centerline a distance of 160.55 feet; thence continue along said centerline North 25 degrees 44 minutes 56 seconds East a distance of 101.25 feet; thence continue along said centerline for the next 35 calls; thence North 41 degrees 10 minutes 48 seconds East a distance of 167.50 feet; thence North 51 degrees 35 minutes 08 seconds East a distance of 183.72 feet; thence North 25 degrees 10 minutes 43 seconds East a distance of 69.80 feet; thence North 47 degrees 47 minutes 52 seconds East a distance of 110.55 feet; thence North 44 degrees 05 minutes 01 seconds East a distance of 150.93 feet to the Southeast corner of Lot 14, Block B of an unrecorded subdivision known as Andys Landing; thence North 48 degrees 03 minutes 53 seconds East a distance of 58.91 feet; thence North 38 degrees 01 minutes 13 seconds East a distance of 50.69 feet; thence North 19 degrees 46 minutes 34 seconds East a distance of 35.38 feet; thence North 07 degrees 38 minutes 58 seconds East a distance of 31.68 feet; thence North 16 degrees 52 minutes 31 seconds West a distance of 75.02 feet to the Southeast corner of Lot 13, Block B, of said unrecorded subdivision; thence North 00 degrees 27 minutes 40 seconds West a distance of 61.40 feet; thence North 33 degrees 25 minutes 14 seconds East a distance of 47.70 feet; thence North 29 degrees 14 minutes 58 seconds East a distance of 71.88 feet to the Southeast corner of Lot 12, Block B of said unrecorded subdivision; thence North 24 degrees 16 minutes 18 seconds East a distance of 45.30 feet; thence North 61 degrees 34 minutes 00 seconds East a distance of 78.20 feet; thence North 23 degrees 50 minutes 39 seconds East a distance of 23.52 feet to the Southeast corner of Lot 11, Block B of said unrecorded subdivision; thence North 04 degrees 13 minutes 02 seconds West a distance of 101.20 feet to the Southeast corner of Lot 10, Block B of said unrecorded subdivision; thence North 07 degrees 28 minutes 28 seconds West a distance of 46.75 feet; thence North 06 degrees 49 minutes 15 seconds East a distance of 54.32 feet to the Southeast corner of Lot 9, Block B of said unrecorded subdivision; thence North 13 degrees 08 minutes 52 seconds East a distance of 51.65 feet; thence North 12 degrees 38 minutes 26 seconds East a distance of 49.40 feet to the Southeast corner of Lot 8, Block B, of said unrecorded subdivision; thence North 14 degrees 55 minutes 51 seconds East a distance of 68.75 feet; thence North 13 degrees 39 minutes 08 seconds West a distance of 33.04 feet to the Southeast corner of Lot 7, Block B, of said unrecorded subdivision; thence North 05 degrees 18 minutes 52 seconds West a distance of 101.32 feet to the Southeast corner of Lot 6, Block B, of said unrecorded subdivision; thence North 01 degrees 36 minutes 02 seconds East a distance of 67.61 feet to the Southeast corner of Lot 5, Block B, of said unrecorded subdivision; thence North 86 degrees 17 minutes 42 seconds East a distance of 36.89 feet; thence South 72 degrees 59 minutes 26 seconds East a distance of 64.28 feet; thence North 29 degrees 27 minutes 52 seconds East a distance of 23.57 feet; thence North 03 degrees 33 minutes 27 seconds East a distance of 119.59 feet to the Southeast corner of Lot 4, Block B of said unrecorded subdivision; thence North 02 degrees 04 minutes 00 seconds East a distance of 100.10 feet to the Southeast corner of Lot 3, Block B, of said unrecorded subdivision; thence North 01 degrees 37 minutes 32 seconds East a distance of 100.14 feet to the Southeast corner of Lot 2, Block B, of said unrecorded subdivision; thence North 22 degrees 07 minutes 08 seconds West a distance of 31.16 feet; thence North 47 degrees 45 minutes 32 seconds West a distance of 68.05 feet; thence North 59 degrees 07 minutes 36 seconds West a distance of 69.20 feet to the Southeast corner of Lot 1, Block B, of said unrecorded subdivision; thence North 39 degrees 28 minutes 06 seconds West a distance of 130.32 feet; thence North 35 degrees 00 minutes 56 seconds West a distance of 40.73 feet to the North line of said Section 4 also being the Northeast corner of Lot 1, Block B of said unrecorded subdivision; thence depart said centerline of Burnt Grocery Creek South 85 degrees 23 minutes 33 seconds East along the North line of said Section a distance of 622.06 feet more or less to the Point of Beginning. Said parcel being in area of 26.40 acres, more or less.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING:

INGRESS AND EGRESS EASEMENT PARCEL

DESCRIPTION AS PREPARED BY THE UNDERSIGNED AT CLIENT'S REQUEST:

THE SOUTH 10.00 FEET OF LOT 10, BLOCK B AND THE NORTH 10.00 FEET OF LOT 11 BLOCK B, OF AN UNRECORDED SUBDIVISION KNOWN AS ANDY'S LANDING DATED MARCH 1999, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 1 NORTH RANGE 26 WEST, SANTA ROSA COUNTY, FLORIDA; THENCE RUN NORTH 85 DEGREES 23 MINUTES 33 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 4 A DISTANCE OF 1119.53 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY OF KUEHE'S COVE (30' R/W); THENCE RUN SOUTH 15 DEGREES 42 MINUTES 00 SECONDS EAST ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 221.41 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT AND ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 60.90 FEET TO A POINT OF TANGENCY; SAID CURVE HAVING A RADIUS OF 366.26 FEET, A CENTRAL ANGLE OF 09 DEGREES 31 MINUTES 38 SECONDS; A CHORD DISTANCE OF 60.83 FEET, A CHORD BEARING OF SOUTH 10 DEGREES 58 MINUTES 12 SECONDS EAST; THENCE RUN SOUTH 08 DEGREES 10 MINUTES 25 SECONDS EAST ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 254.10 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT AND ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 202.10 FEET TO A POINT OF TANGENCY; SAID CURVE HAVING A RADIUS OF 1226.37 FEET, A CENTRAL ANGLE OF 09 DEGREES 26 MINUTES 59 SECONDS; A CHORD DISTANCE OF 201.87 FEET, AND A CHORD BEARING OF SOUTH 01 DEGREES 26 MINUTES 55 SECONDS EAST; THENCE RUN SOUTH 03 DEGREES 16 MINUTES 35 SECONDS WEST ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 101.60 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHERLY ALONG THE ARC OF A CURVE TO THE LEFT AND ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 117.90 FEET TO A POINT OF TANGENCY; SAID CURVE HAVING A RADIUS OF 753.55 FEET, A CENTRAL ANGLE OF 08 DEGREES 07 MINUTES 52 SECONDS; A CHORD DISTANCE OF 117.78 FEET AND A CHORD BEARING OF SOUTH 01 DEGREES 12 MINUTES 22 SECONDS EAST; THENCE RUN SOUTH 05 DEGREES 41 MINUTES 18 SECONDS EAST ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 80.95 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 05 DEGREES 41 MINUTES 18 SECONDS EAST ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 20.33 FEET; THENCE DEPART SAID EASTERLY RIGHT-OF-WAY SOUTH 85 DEGREES 23 MINUTES 33 SECONDS EAST A DISTANCE OF 237.57 FEET; THENCE CONTINUE SOUTH 85 DEGREES 23 MINUTES 33 SECONDS EAST A DISTANCE OF 231.11 FEET MORE OR LESS TO THE CENTERLINE OF BURNT GROCERY CREEK; THENCE RUN NORTHERLY AND NORTHWESTERLY ALONG SAID CENTERLINE A DISTANCE OF 20.98 FEET MORE OR LESS TO A POINT LYING SOUTH 85 DEGREES 23 MINUTES 33 SECONDS EAST OF THE POINT OF BEGINNING; THENCE RUN NORTH 85 DEGREES 23 MINUTES 33 SECONDS WEST A DISTANCE OF 231.35 FEET MORE OR LESS; THENCE RUN NORTH 85 DEGREES 23 MINUTES 33 SECONDS WEST A DISTANCE OF 236.97 FEET TO THE POINT OF BEGINNING. SAID PARCEL BEING IN AREA OF 0.214 ACRE MORE OR LESS.