

Prepared by and return to:
Candice L. Scales
Emerald Coast Title, Inc.
83 Baybridge /
Gulf Breeze, Florida 32561
850-434-3223
File Number: 2017-0020

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Trustee's Deed

This Trustee's Deed made this 27th day of April, 2017 between Wayne Dodson and Jacqueline Dodson, individually and as Trustees of The Dodson Living Trust dated March 12, 2012 whose post office address is 5884 East Bay Blvd., Gulf Breeze, FL 32563, grantor, and Owen P. Hyams and Donna E. Hyams, husband and wife whose post office address is 4127 Tiger Point Blvd., Gulf Breeze, FL 32563, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantees heirs and assigns forever, the following described land, situate, lying and being in Santa Rosa County, Florida, to-wit:

Lot 46, Block A, Champions Green III, a planned unit Development of a portion of Section 28, Township 2 South, Range 28 West, Santa Rosa County, Florida, according to the plat recorded in Plat Book F, page 32, of the Public Records of said County.

Parcel ID # 282S28057400A000460

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 claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

COPY
DoubleTime®

Signed, sealed and delivered in our presence:

Deedra L. Lamy
Witness Name: Deedra L. Lamy

Cari Wilson
Witness Name: Cari Wilson

Wayne Dodson
Wayne Dodson

Wayne Dodson, Trustee
Wayne Dodson, Trustee

Jacqueline Dodson
Jacqueline Dodson

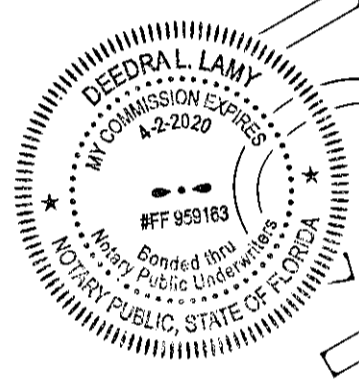
Jacqueline Dodson, Trustee
Jacqueline Dodson, Trustee

State of Florida
County of Santa Rosa

The foregoing instrument was acknowledged before me this 27th day of April, 2017 by Wayne Dodson and Jacqueline Dodson, individually and as Trustees of The Dodson Living Trust dated 3/12/2012, who is personally known or has produced a driver's license as identification.

[Notary Seal]

Deedra L. Lamy
Notary Public



COPIES

Abutting Roadway Maintenance

STATE OF FLORIDA
COUNTY OF SANTA ROSA

ATTENTION: Pursuant to Santa Rosa County Ordinance No. 95-05, sellers of residential lots are required to disclose to Buyers whether abutting roadways will be maintained by Santa Rosa County. Santa Rosa COUNTY WILL NOT ACCEPT FOR MAINTENANCE ANY ROADWAYS NOT BUILT OR IMPROVED TO MEET COUNTY STANDARDS. Ordinance 95-05 requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Santa Rosa County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

Name of Roadway: 4127 Tiger Point Blvd, Gulf Breeze, FL 32563

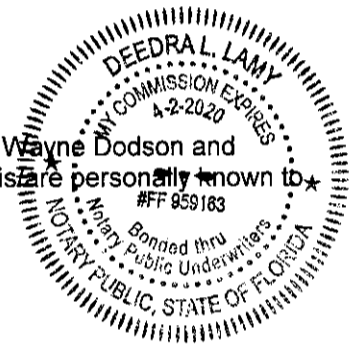
THE COUNTY () HAS ACCEPTED () HAS NOT ACCEPTED THE ABUTTING ROADWAY FOR () DIRT
(X) PAVED MAINTENANCE.

Wayne Dodson Date April 27, 2017

Jacqueline Dodson Date April 27, 2017
Jacqueline Dodson

STATE OF Florida
COUNTY OF Santa Rosa

The foregoing instrument was acknowledged before me this 27th day of April, 2017 by Wayne Dodson and Jacqueline Dodson, as Trustees of The Dodson Living Trust dated March 12, 2012 who is/are personally known to me of have produced a driver's license as identification.



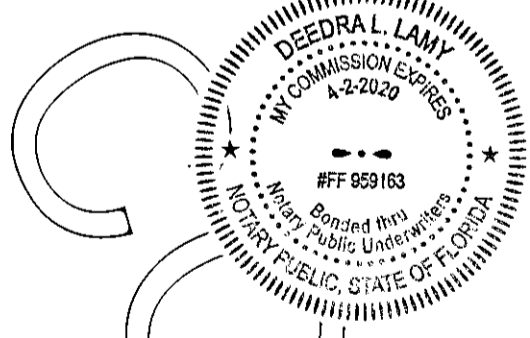
Deedra L. Lamy
Notary Public

Owen P. Hyams Date April 27, 2017

Donna E. Hyams Date April 27, 2017
Donna E. Hyams

STATE OF Florida
COUNTY OF Santa Rosa

The foregoing instrument was acknowledged before me this 27th day of April, 2017 by Owen P. Hyams and Donna E. Hyams, husband and wife, who is/are personally known to me of have produced a driver's license as identification.



Deedra L. Lamy
Notary Public

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