

Prepared by:

John W. Monroe, Jr.
Emmanuel, Sheppard & Condon
30 South Spring Street
Pensacola, Florida 32502
File Number: A0458-139653A
Parcel ID Number:

Warranty Deed

This WARRANTY DEED, dated May 25, 2017 A.D. By:

Richard K. Woodard
whose address is: 479 N Pace Blvd., Pensacola, Florida 32505,
hereinafter called the GRANTOR, to:

GreenKey Land, LLC, a Florida limited liability company
whose post office address is: 120 Chiefs Way, Suite 1, #212, Pensacola, Florida 32507,
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 and in consideration of the sum of Ten Dollars, (\$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:

Lots 33 and 34, Holley Shores, First Addition, in Section 1, Township 2 South, Range 27 West, according to the plat thereof recorded in Plat Book C, Page 142, of Public Records of Santa Rosa County, Florida.

Grantor warrants and represents the foregoing property does not constitute the homestead of the Grantor(s) for any purposes under Florida Law or the Florida Constitution and the property is not adjacent to or contiguous to the Grantor's homestead.

Subject to covenants, conditions, restrictions, limitations, easements and agreements of record, if any; taxes and assessments for the year 2017 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 except as above noted, 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.

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

Signed, sealed and delivered in the presence of the following witnesses:

Juanita Woodsey
Witness Printed Name Juanita Woodsey

Richard K. Woodard (Seal)
Richard K. Woodard

REBECCA F. KATES
Witness Printed Name

State of Florida
County of Escambia

The foregoing instrument was sworn to, subscribed and acknowledged before me this 25th day of May, 2017, by Richard K. Woodard, who is/are personally known to me or who has produced Id. Driver License as identification.

REBECCA F. KATES
Notary Public
Print Name:
My Commission Expires:

REBECCA F. KATES
Notary Public, State of Florida
My Comm. Expires Oct. 20, 2017
Commission No. FF 53559

STATE OF FLORIDA
COUNTY OF SANTA ROSA

ABUTTING ROADWAY MAINTENANCE DISCLOSURE

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 a 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 acknowledgment by the County of the veracity of any disclosure statement.

NAME OF ROADWAY: Evans Ave.
LEGAL ADDRESS OF PROPERTY: 3120 & 3122 Evans Ave., Navarre, Florida 32566
THE COUNTY (x) HAS ACCEPTED, () HAS NOT ACCEPTED THE ABUTTING ROADWAY FOR () DIRT, (X) PAVED MAINTENANCE.

The foregoing instrument has been furnished by the Public Works Department of Santa Rosa County, Florida, on this the 25th day of May, 2017.

GreenKey Land, LLC

Rachel Rodriguez, Manager
Rachel Rodriguez
Its Manager

STATE OF FLORIDA
COUNTY OF Lee

THE FOREGOING INSTRUMENT was sworn to, subscribed and acknowledged before me this 24 day of May, 2017, by: Rachel Rodriguez, Manager of GreenKey Land, LLC who is/are personally known to me or who produced R.M. as identification.

Christine Bolebruch
Print Name:
C. Bolebruch



Richard K. Woodard - Seller

STATE OF FLORIDA
COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was sworn to, subscribed and acknowledged before me this _____ day of May, 2017, by: Richard K. Woodard, who is/are personally known to me or who produced _____ as identification.

Print Name: _____

(SEAL)

COPY

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COUNTY OF SANTA ROSA

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GreenKey Land, LLC

Rachel Rodriguez
Its Manager

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING INSTRUMENT was sworn to, subscribed and acknowledged before me this _____ day of May, 2017, by: Rachel Rodriguez, Manager of GreenKey Land, LLC who is/are personally known to me or who produced _____ as identification.

(SEAL)

Print Name: _____

Richard K Woodard

Richard K. Woodard

- Seller

STATE OF FLORIDA
COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was sworn to, subscribed and acknowledged before me this 25th day of May, 2017, by: Richard K. Woodard, who is/are personally known to me or who produced Ri Dawn Lewis as identification.

(SEAL)

Print Name: _____



REBECCA F. KATES
Notary Public, State of Florida
My Comm. Expires Oct. 20, 2017
Commission No. FF 53559