

This Document Prepared By and Return to:
Odom and Barlow, P.A.
6921 Navarre Parkway
Navarre, FL 32566

Parcel ID Number: 17-2S-26-2750-02300-0100

Warranty Deed

This Indenture, Made this 14th day of July, 2017 A.D.,
Between Tolun C. Yucel, *as non homestead property*

of the County of Santa Rosa, State of Florida,
grantor, and Herbst Contruction LLC a Florida Limited Liabilty Company, a corporation existing under the laws of the State of Florida and Richard Baldwin Gean, *an unmarried man*
whose address is: 6850 Nelson Road, Navarre, FL 32566
of the County of Santa Rosa, State of Florida, grantees:

Witnesseth that the GRANTOR, for and in consideration of the sum of:
-----**TEN DOLLARS (\$10)**----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Santa Rosa** State of **Florida** to wit:

Lot 10, Block 23, Second Addition to Navarre, according to the map or plat thereof, as recorded in Plat Book C, Page(s) 31, of the Public Records of Santa Rosa County, Florida.

subject to current taxes, easements and restrictions of public record.
and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.
In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Sadam Khalid
Printed Name: SADAM KHALID

Tolun C. Yucel by Mohammad Ilyas Ghaffer his attorney in fact (Seal)
Tolun C. Yucel by Mohammad Ilyas Ghaffer his attorney in fact
P.O. Address: 8393 Lucena Street, Navarre, FL 32566

Witness
Aslan
Printed Name: MUHAMMAD CH. ARSLAN
Witness

STATE OF Florida
COUNTY OF Santa Rosa
The foregoing instrument was acknowledged before me this _____ day of July, 2017 by
Tolun C. Yucel by Mohammad Ilyas Ghaffer, his attorney in fact
who is personally known to me or who has produced his Florida driver's license as identification.

Printed Name: _____
Notary Public SEE ATTACHED CALIFORNIA NOTARIZATION

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

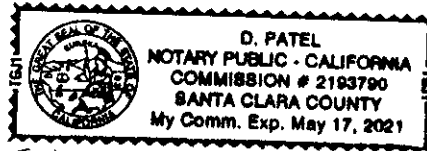
County of Santa Clara

On 7/18/2017 before me, D. Patel, Notary Public, personally appeared MOHAMMAD ILYAS GHAFAR

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under Penalty of Perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS MY HAND AND OFFICIAL SEAL.

Signature of Notary Public



(Notary Seal)

OPTIONAL INFORMATION

The acknowledgment contained within this document is in accordance with California law. Any certificate of acknowledgement performed within the State of California shall use the preceding wording pursuant to Civil Code section 1189. An acknowledgment cannot be affixed to a document sent by mail or otherwise delivered to a notary public, including electronic means, whereby the signer did not personally appear before the notary public, even if the signer is known by the notary public. In addition, the correct notarial wording can only be signed and sealed by a notary public. The seal and signature cannot be affixed to a document without the correct notarial wording.

DESCRIPTION OF ATTACHED DOCUMENT

Warranty Deed.

(Title of document)

Number of Pages 2 (Including acknowledgment)

Document Date _____

CAPACITY CLAIMED BY SIGNER

- _____ Individual
- _____ Corporate Officer
- _____ Partner
- _____ Attorney-In-Fact
- _____ Trustee
- _____ Other: _____

2017/06/28 08:16:12 8 /9

STATE OF FLORIDA
COUNTY OF SANTA ROSA

ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Santa Rosa County Ordinance No. 2000-09 sellers of residential lots are required to disclose to buyers whether a road 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 2000-09 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 acknowledgement by the County of the veracity of any disclosure statement. This disclosure is not for the purpose of confirming that the subject property actually abuts the roadway. Only a survey can provide such confirmation.

SANTA ROSA COUNTY HAS ACCEPTED HAS NOT ACCEPTED

NAME OF ROADWAY: Lucena Street

LEGAL ADDRESS OF PROPERTY: Parcel ID# 17-2S-26-2750-02300-0100

FOR DIRT ROAD MAINTENANCE PAVED ROAD MAINTENANCE

The foregoing information has been furnished by the Public Works Department of Santa Rosa County, Florida, on this the 27th day of June, 2017

Glenn Bailey, P.E.
Assistant Public Works Director

SELLER:
Name: _____

The foregoing instrument was acknowledged before me on this the _____ day of _____, _____ by _____, who is personally known to me or who has produced _____ as identification and who did not take an oath.

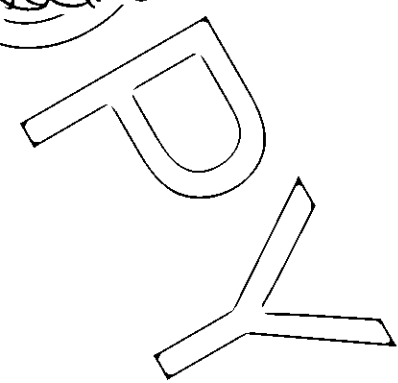
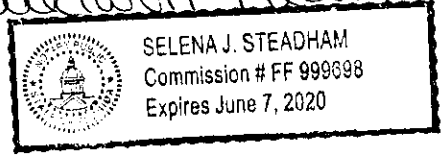
NOTARY PUBLIC
My Commission Expires: _____
Commission No.: _____

BUYER:
Name: Richard Baldwin Gean Nicholas S. Herbst

The foregoing instrument was acknowledged before me on this the 14th day of July 2017 by Nicholas S. Herbst, who is personally known to me or who has produced an license as identification and who did not take an oath.

*and Richard Baldwin Gean

Selena J. Steadham
NOTARY PUBLIC
My Commission Expires: _____
Commission No.: _____



2017/06/28 08:16:12 8 /9

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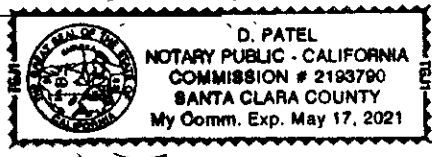
SELLER: TOLUN C. YUCEL

Name: Tolun C. Yucel by Mohammad Ilyas Ghaffar, his attorney in fact

The foregoing instrument was acknowledged before me on this the July 18th day of JULY, 2017 by *MOHAMMAD ILYAS GHAFFAR, who is personally known to me or who has produced CA. DRIVERS LICENSE as identification and who did not take an oath.

* Tolun C. Yucel by Mohammad Ilyas Ghaffar his attorney in fact

NOTARY PUBLIC
My Commission Expires: 5/17/2021
Commission No.:



BUYER:
Name: _____

The foregoing instrument was acknowledged before me on this the _____ day of _____, _____ by _____, who is personally known to me or who has produced _____ as identification and who did not take an oath.

NOTARY PUBLIC
My Commission Expires: _____
Commission No.: _____

