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THIS INSTRUMENT PREPARED BY AND RETURN TO:
Linda Salter
Surety Land Title of Florida, LLC
2600 N. 12th Avenue
PENSACOLA, FL 32503
Property Appraisers Parcel Identification (Folio) Numbers: 05-1N-28-0081-00E00-0090

WARRANTY DEED

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 29 day of August, 2017 by James Lee Melton also known as James L. Melton and Brandi Lynn Edwards Melton, also known as Brandi Lynn Edwards, husband and wife, whose post office address is 335 Borden Road, San Marcos, CA 92069 herein called the grantors, to Marcia L. Mannarino, a single woman, whose post office address is 5964 Ashton Woods Circle, Milton, FL 32570, hereinafter called the Grantee:
(Wherever 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)

WITNESSETH: That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

Lot 9, Block E of Ashton Woods Phase II, according to the Plat thereof, recorded in Plat Book 9, Page 7, of the Public Records of Santa Rosa County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2017 and thereafter.

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 grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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 grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

[Signature]
Jan Scott

Witness #1 Printed Name

[Signature]
Jake Martin

Witness #2 Signature

Jake Martin
Witness #2 Printed Name

STATE OF California

COUNTY OF San Diego

The foregoing instrument was acknowledged before me this 29th day of August, 2017 by James Lee Melton aka James L. Melton and Brandi Lynn Edwards Melton aka Brandi L. Edwards, husband and wife who are personally known to me or have produced Driver License as identification.

SEAL

[Signature]
James Lee Melton aka James L. Melton

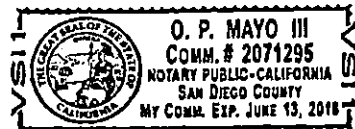
[Signature]
Brandi Lynn Edwards Melton aka Brandi Lynn Edwards

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.

[Signature]
Notary Public

O.P. Mayo III
Printed Notary Name

My Commission Expires:
June 13, 2018



**RESIDENTIAL SALES ABUTTING
ROADWAY MAINTENANCE DISCLOSURE
SANTA ROSA COUNTY**

ATTENTION: Pursuant to Santa Rosa County Code of Ordinances 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 5964 Ashton Woods Circle, Milton, FL 32570

Legal Address of Property 5964 Ashton Woods Circle, Milton, FL 32570

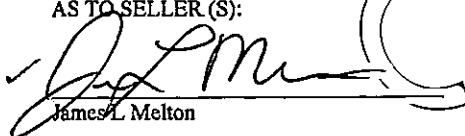
The County () has accepted () has not accepted the abutting roadway for maintenance.

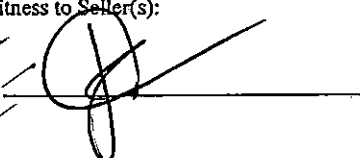
This form completed by:

Surety Land Title
2600 N. 12th Avenue
Pensacola, Florida 32503

AS TO SELLER(S):

Witness to Seller(s):


James L. Melton



The foregoing instrument was acknowledged before me this 29 of August, 2017, by James L. Melton who is personally known to me or who has produced drivers license as identification.

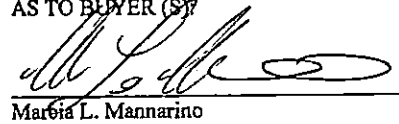
(SEAL)

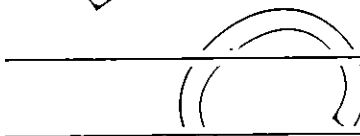
Notary Public

**SEE ATTACHED
FOR OFFICIAL
ACKNOWLEDGMENT**

AS TO BUYER(S):

Witness as to Buyer(s):


Marcia L. Mannarino



The foregoing instrument was acknowledged before me this 31 day of August, 2017 by Marcia L. Mannarino, who is personally known to me or who has produced a drivers license as identification.

(SEAL)

Notary Public

THIS FORM APPROVED BY THE ESCAMBIA COUNTY BOARD OF COUNTY COMMISSIONERS.
Effective 4/15/1995



Linda G. Salter
Commission # FF 218642
My Commission Expires
June 17, 2019

REPLY

CALIFORNIA ALL-PURPOSE CERTIFICATE OF 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 San Diego }

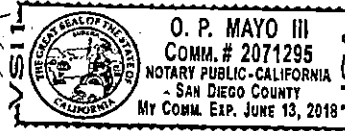
On August 29th 2017 before me, O.P. Mayo III Notary Public
(Here insert name and title of the officer)

personally appeared James L. Melton
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]
Notary Public Signature



(Notary Public Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT
Residential Sales Abutting Roadway Maintenance Disclosure
(Title or description of attached document)

Santa Rosa County
(Title or description of attached document continued)

Number of Pages 1 Document Date 8/29/17

CAPACITY CLAIMED BY THE SIGNER

Individual (s)
 Corporate Officer

(Title)

Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is/are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.