

Prepared By & Return To:
Jan Gaston, as an employee of
Clear Title of Northwest Florida, LLC
4636 Summerdale Blvd.
Pace, FL 32571
File Number: PACE-18-13878
Parcel ID #: 21-2N-28-2360-00100-0390
Sell Price \$40,000.00

WARRANTY DEED

This WARRANTY DEED, dated this 23rd day of March, 2018, by **FNS Investment Group, LLC, a Florida limited liability company** whose post office address is 3587 Acy Lowery Road, Pace, Florida 32571, hereinafter called the Grantor, to **Alexander C Rice and Norianna Rice, husband and wife**, whose post office address is 6472 Appaloosa Ave, Milton, Florida 32570, hereinafter called the Grantee (Wherever used herein the terms "Grantor" and "Grantee" include all 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 \$10.00 and other valuable consideration, 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:

Lot 39, Block 1, Marlborough Village, according to the Plat thereof as recorded in Plat Book B, Page 153, of the Public Records of Santa Rosa County, Florida.

Together with 1972 SHER mobile home VIN#1502219

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2018 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 fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF
THE FOLLOWING WITNESSES:

Signature: *Jan Gaston*
Print Name: Jan Gaston

Signature: *Maura Morris*
Print Name: Maura Morris

[Signature]
FNS Investment Group, LLC, a Florida limited liability company

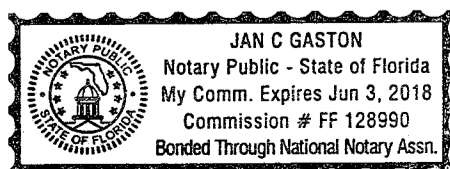
by: Robert I Miller, Jr., member
Robert I Miller Sr.
by: Robert I Miller, Sr., member

State of Florida
County of Santa Rosa

THE FOREGOING INSTRUMENT was acknowledged before me this 23rd day of March, 2018, by: Robert I Miller, Jr. as member and Robert I Miller, Sr. as member of and on behalf of FNS Investment Group, LLC, a Florida limited liability company.

Signature: *Jan C Gaston*
Notary Public
My Commission Expires:

Personally Known
OR
 Produced Identification
Type of Identification Produced _____



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 me 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 acknowledgement by the County of the veracity of any disclosure statement.

NAME OF ROADWAY: Appaloosa Avenue

LEGAL ADDRESS OF PROPERTY: 6472 Appaloosa Avenue, Milton, Florida 32570

The County () Has Accepted, () Has NOT accepted the abutting roadway for () Dirt, () Paved Maintenance.

The foregoing information has been furnished by the Public Works Department of Santa Rosa County, Florida.



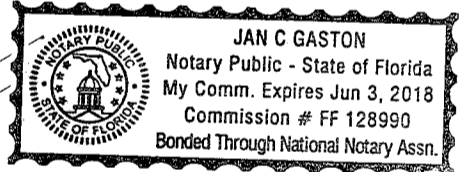
Alexander C Rice

State of Florida
County of Santa Rosa

The foregoing instrument was acknowledged before me this 23rd day of March, 2018 by Alexander C Rice.

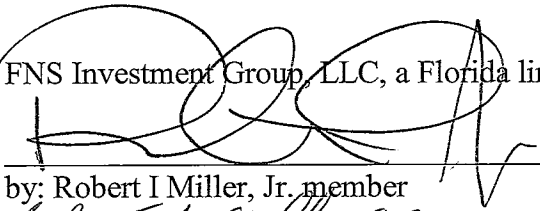


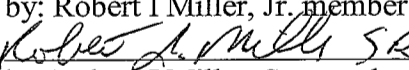
Notary Public



____ Personally Known To Me
OR
 Produced Identification
Type of Identification Produced driver's license

FNS Investment Group, LLC, a Florida limited liability company



by: Robert I Miller, Jr. member


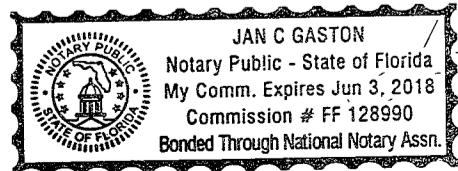
by: Robert I Miller, Sr. member

State of Florida
County of Santa Rosa

The foregoing instrument was acknowledged before me this 23rd day of March, 2018 by Robert I Miller, Jr. as member and Robert I Miller, Sr. as member of and on behalf of FNS Investment Group, LLC, a Florida limited liability company.



Notary Public



Personally Known To Me
OR
____ Produced Identification
Type of Identification Produced _____