

Prepared by
Amy Blackman, an employee of
Locklin, Saba, Locklin & Jones, PA
4557 Chumuckla Hwy
Pace, FL 32571
(850) 995-1102
File No.: 18-135a

CORPORATE WARRANTY DEED

This indenture made on 3/28/2018 A.D., by Santa Rosa Investments, LLC, a Florida limited liability company whose address is: 5437 Berryhill Rd. , Milton, FL 32570 hereinafter called the "grantor", to Joe Baker Construction, Inc., a Florida limited liability company whose address is: 5437 Berryhill Road , Milton, FL 32570 hereinafter called the "grantee":
(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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, to-wit:

PARCEL "B"

Commence at the Southwest corner of the Northeast Quarter of Section 16, Township 2 North, Range 28 West, Santa Rosa County, Florida, thence go North 00 degrees 00 minutes 00 seconds East for a distance of 315.00 feet to the Northerly right of way line of Bass Lane (40 foot right of way); thence go North 90 degrees 00 minutes 00 seconds East along said Northerly right of way line for a distance of 989.74 feet to the Point of Beginning; thence continue along said Northerly right of way line North 90 degrees 00 minutes 00 seconds East for a distance of 99.73 feet; thence departing said Northerly right of way line go North 00 degrees 08 minutes 24 seconds West for a distance of 180.28 feet; thence go South 89 degrees 55 minutes 12 seconds West for a distance of 99.73 feet; thence go South 00 degrees 08 minutes 24 seconds East for a distance of 180.14 feet to the Point of Beginning.

Parcel Identification Number: 16-2N-28-0000-03401-0000

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

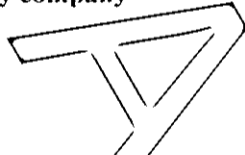
To Have and to Hold, the same in fee simple forever.

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 whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2017.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Santa Rosa Investments, LLC, a Florida limited liability company

Holly M. Baker
By: Holly M. Baker, Managing Member



(Corporate Seal)

Signed in the presence of the following (2) witnesses:

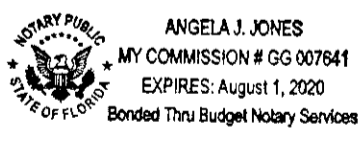
1. *Angela Jones*
Witness Signature
1. Witness Print Name: Angela Jones

2. *Amy Blackman*
Witness Signature
2. Witness Print Name: Amy Blackman

State of FL
County of Santa Rosa

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on 3/28/2018, by Holly M. Baker, as Managing Member of Santa Rosa Investments, LLC, a Florida limited liability company, on behalf of said Company. She is personally known to me or who has produced a valid drivers license as identification.

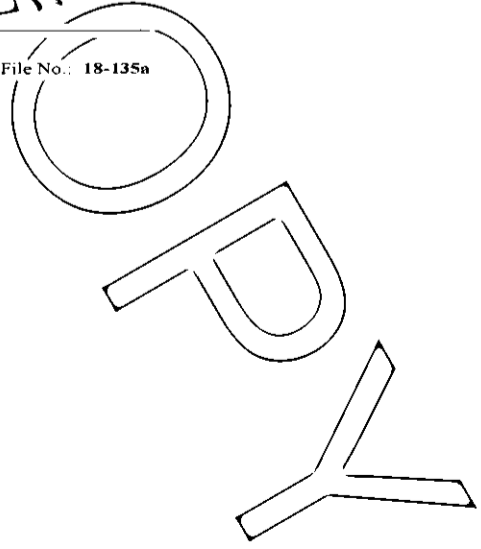
Angela Jones
NOTARY PUBLIC
Printed Name of Notary
My Commission Expires:



SEAL

Rev. October 4, 2006

File No.: 18-135a



18-135 AB

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: Bass Lane

LEGAL ADDRESS OF PROPERTY: 16N28000003400000
+ 3401

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 16th day of March 2018

SELLER:
Name: Blant

Glenn Bailey, P.E.
Assistant Public Works Director

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: Blant

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.: _____