

20.20  
STATE OF FLORIDA  
COUNTY OF SANTA ROSA

.....Reserved for Recording Information

**WARRANTY DEED**  
**(Reserving Enhanced Life Estate)**

This Warranty Deed, made as of the date set forth below, by **Timothy M. Grant and Linda J. Grant**, husband and wife, "Grantors", whose mailing address is 4910 Broadleaf Drive, Pace, Florida 32571, to **Timothy M. Grant and Linda J. Grant**, husband and wife, for a life estate, without any liability for waste, and with full power and authority in said life tenant to sell, convey, mortgage, lease, or otherwise manage and dispose of the property described herein, in fee simple and further, including but not limited to, the power and authority to change, amend, revise, rescind or delete any remainderman named herein, without joinder of the remainderman, and with full power and authority to retain any and all proceeds generated thereby, and upon the death of the last life tenant, the remainder, if any, to **David Michael Grant**, whose mailing address is 4115 Buford Lane, Milton, Florida 32583, as "Grantee".

**WITNESSETH THAT:**

For and in consideration of Ten and 00/100 (\$10.00) Dollars, in hand paid by Grantee to Grantors at or before the execution, sealing and delivery hereof, and other good and valuable considerations, the receipt, adequacy and sufficiency of which are hereby acknowledged, Grantors has and does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto Grantee, its successors and assigns, all of Grantors's interest in and to that certain tract or parcel of real property lying and being in Santa Rosa County, Florida, hereinafter referred to as the "Property", to-wit:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA; THENCE GO SOUTH 88 DEGREES 17 MINUTES 19 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE AFORESAID SECTION 21 A DISTANCE OF 466.52 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88 DEGREES 17 MINUTES 19 SECONDS WEST ALONG THE SOUTH LINE A DISTANCE OF 82.71 FEET TO THE SOUTHEAST CORNER OF LOT 18, GLOCK A OF DA LISA ESTATES AS RECORDED IN PLAT BOOK D, AT PAGE 10 OF THE PUBLIC RECORDS OF THE AFORESAID COUNTY; THENCE DEPARTING THE AFORESAID SOUTH LINE GO NORTH 00 DEGREES 29 MINUTES 10 SECONDS WEST ALONG THE EAST LINE OF THE AFORESAID LOT 18 BLOCK A, A DISTANCE OF 193.62 FEET; THENCE DEPARTING SAID EAST LOT LINE GO NORTH 89 DEGREES 30 MINUTES 50 SECONDS EAST A DISTANCE OF 224.55 FEET TO A POINT ON THE WESTERLY CURVED RIGHT OF WAY LINE OF BUFORD LANE (60" R/W), SAID CURVE HAVING A RADIUS OF 50.00 FEET, (DELTA 44 DEGREES 59 MINUTES 56 SECONDS, CHORD=38.27 FEET, CHORD BEARING=S 22 DEGREES 59 MINUTES 06 SECONDS E); THENCE GO ALONG SAID CURVED RIGHT OF WAY TO THE LEFT, AN ARC DISTANCE OF 39.27 FEET; THENCE DEPARTING SAID CURVED RIGHT OF WAY LINE GO SOUTH 44 DEGREES 30 MINUTES 56 SECONDS WEST A DISTANCE OF 221.32 FEET TO POINT OF BEGINNING, BEING LOT 17, OF, RONNIE WOODS UNRECORDED SUBDIVISION IN SECTION 21, TOWNSHIP 1 NORTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA.

Parcel ID# 02-1N-28-0000-01896-0000

The Grantors provided the legal description on this deed, and this deed has been prepared without the benefit of a title search or title insurance. The preparer herein assumes no liability as to the guarantee of title.

SUBJECT TO zoning, restrictions, prohibitions and other requirements imposed by governmental authorities; restrictions and matters appearing on the plat, if there is a recorded plat, or contained in any other instrument recorded in the public records; valid easements and mineral reservations of record affecting the property, if any, which are not hereby reimposed; and taxes for the current and subsequent years.

TOGETHER WITH all appurtenances, privileges, rights, interest, dower, reversions, remainders and easements thereunto appertaining;

TO HAVE AND TO HOLD, the Property, together with any and all of the rights, members and appurtenances thereto to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of Grantee forever, in fee simple; and Grantors covenants that he is well seized of an indefeasible estate in fee simple in the said property, and has a good right to convey the same; that the property is free of liens or encumbrances, and that his heirs, administrators, executors, successors and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.

Dated this the 9 day of April, 2018.

Signed, sealed and delivered in the presence of:

Jennifer K. Umbria  
Witness: JENNIFER K. UMBRIA

Linda J. Grant  
Linda J. Grant

Daniel John  
Witness: Daniel John

STATE OF FLORIDA  
COUNTY OF SANTA ROSA

The foregoing instrument was acknowledged before me this April 9, 2018, by Linda J. Grant, who is ( ) personally known to me or ( ) produced Florida Drivers License as identification.

[Signature]  
Notary Public



Signed, sealed and delivered in the presence of:

Witness: Jayne Saba

[Signature]  
Timothy M. Grant

Witness: Amanda Fahnestock

STATE OF FLORIDA  
COUNTY OF SANTA ROSA

The foregoing instrument was acknowledged before me this April 11, 2018, by Timothy M. Grant, who is ( ) personally known to me or ( ) produced FL-D.L. as identification.



AMANDA FAHNESTOCK  
Commission # GG 190389  
Expires March 16, 2022  
Bonded thru Budget Notary Services

[Signature]  
Notary Public

CONSENT BY REMAINDERMAN

By execution of said Deed as Grantee, I hereby consent and acknowledge that the Grantors has full power and authority in said life tenant to sell, convey, mortgage, lease, or otherwise manage and dispose of the property described herein, in fee simple and further including but not limited to, the power and authority to change, amend, revise, rescind or delete any remainderman named herein, without joinder of the remainderman and with full power and authority to retain any and all proceeds generated thereby without the requirement of any further consent or acknowledgement by any remainderman.

Dated APRIL 9, 2018.

Signed, sealed and delivered in the presence of:

Witness: [Signature]  
Daniel Saba

[Signature]  
David Michael Grant

Witness: JENNIFER K. CUMMIE

STATE OF FL  
COUNTY OF SANTA ROSA

The foregoing instrument was acknowledged before me this 9 day of April, 2018, by David Michael Grant, ( ) who is personally known to me or ( ) who produced Florida Drivers License as identification.

[Signature]  
Notary Public

