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Prepared by:
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File No.: 18-237

WARRANTY DEED

This indenture made on A.D. 6/04/2018, by **Betty C. Watson** whose address is: c/o **PO Box 3584 , Milton, FL 32572** hereinafter called the "grantor", to **Skateland of Santa Rosa County, Inc., a Florida corporation** whose address is: **P.O. Box 3584 , Milton, FL 32572** 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, FL**, to-wit:

SEE EXHIBIT 'A' ATTACHED HERETO;

Parcel Identification Number: **272n280000001270000, 272n280000001240000**

THE PROPERTY SET FORTH ABOVE IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTOR HEREIN, NOR IS IT CONTIGUOUS THERETO;

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.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

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 grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Betty C. Watson
Betty C. Watson

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

1. Jennifer K. Lumbie
Witness Signature
1. Witness Print Name: **JENNIFER K LUMBIE**

2. Daniel Saba
Witness Signature
2. Witness Print Name: **Daniel Saba**

State of **Florida**
County of **Santa Rosa**

Sworn To, Subscribed and Acknowledged before me on **6/04/2018**, by **Betty C. Watson** who is personally known to me or who has produced a valid driver's license as identification.

SEAL



Daniel P. Saba
Notary Public
Notary Print Name
My Commission Expires: _____

Exhibit A

A portion of Official Records Book 490, Page 841:

Commence at the Northwest corner of Section 27, Township 2 North, Range 28 West, Santa Rosa County, Florida; thence Southerly along the West line of said Section 27 a distance of 1906.94 feet to a point on an arc of a circular curve concave to the Southwest having a radius of 5779.58 feet and central angle of 175801; thence along the arc of said curve for an arc distance of 62.88 feet (a chord distance of 62.88 feet, at an interior angle to the right of 1624250 along the chord of said curve) to the P.O.B.; thence Easterly at an interior angle to the right of 1073250 for a distance of 701.43 feet; thence Southerly at an interior angle to the left of 901540 for a distance of 233.00 feet; thence Easterly at an interior angle to the left of 901540 for a distance of 200.00 feet; thence Southerly at an interior angle to the left of 901830 for a distance of 496.26 feet; thence Westerly at an interior angle to the left of 895420 for a distance of 353.41 feet; thence Northerly at an interior angle to the left of 900000 for a distance of 250.00 feet; thence Westerly at an interior angle to the right of 900000 for a distance of 415.60 feet to the Easterly R/W line of SR #87; thence Northwesterly at an interior angle to the left of 1045700 along said R/W line for a distance of 284.00 feet to the P.C. of aforesaid curve concave to the Southwest having a radius of 5779.58 feet, a central angle of 175801; thence along the arc of said curve for an arc distance of 216.93 feet (a chord distance of 216.92 feet at an interior angle to the left of 1810431 to chord line) to the P.O.B. Containing 10.16 acres, more or less, and all lying and being Section 27, Township 2 North, Range 28 West, Santa Rosa County, Florida.

LESS AND EXCEPT: Official Records Book 672 Page 521: Commence at the Northwest Corner of Section 27, Township 2 North, Range 28 West, Santa Rosa County, Florida; Thence Go Southerly along the West line of Said Section for a distance of 1906.94 Feet to a point in the easterly Right of way line of State Road # 87 (100' R/W) said point being in a curve concave to the southwest having a radius of 5779.58 feet and a central angle of 17 degrees 58 minutes 01 seconds; Thence go Southeasterly along said curve for an ARC distance of 62.88 feet (CH.=62.88') to the point of beginning; Thence continue Southeasterly along said curve for an arc distance of 216.93 feet (CH.=216.92') to a point of tangency; Thence with an interior angle of 181 degrees 03 minutes 30 seconds from the chord line continue southeasterly for an arc distance of 253.08 feet; Thence deflect 75 degrees 02 minutes 29 seconds to the left and go for a distance of 251.28 feet; Thence deflect 89 degrees 46 minutes 40 seconds to the left and go for a distance of 451.54 feet to the south right of way line of a private road (60' R/W); Thence deflect 90 degrees to the left and go along said right of way line for a distance of 378.21 feet to the point of beginning. The above described parcel of land contains 3.255 acres.

TOGETHER WITH: Official Records Book 718, Page 575:

Parcel #1: A parcel of land lying in the NW1/4 of Section 27, Township 2 North, Range 28 West, Santa Rosa County, Florida, being more particularly described as follows: Commencing at the West corner of said Section 27, thence S895810E along the South line of said NW1/4 of said Section 27 217.09 feet to a point in the Easterly R/W line of State Road 87, being also the POB, thence continue S895810E 350.00 feet, thence N145415W parallel to said Easterly R/W line 258.74 feet, thence N895810W 350.00 feet to a point in said R/W line, thence on last said line S145415E 258.74 feet to POB. Said parcel contains 2.08 acres more or less. AND ALSO

Parcel #2: A parcel of land lying in the NW1/4 of Section 27, Township 2 North, Range 28 West, Santa Rosa County, Florida, being more particularly described as follows: Commence at the West Quarter corner of said Section 27, thence S89°58'10"E along the South line of said NW1/4 of Section 27 567.09 feet for the POB, thence N00°15'0"E 250.00 feet, thence N89°58'10"W 66.68 feet, thence S14°54'15"E 258.74 feet to the POB.

ALSO ALONG AND TOGETHER WITH: a 60.00 foot strip of land to be used for ingress and egress purposes described as follows, a portion of Official Records Book 430, Page 868:

Commence at the Northwest corner of Section 27, Township 2 North, Range 28 West, Santa Rosa County, Florida; thence Southerly along the West line of said Section 27 for a distance of 1906.94 feet to the Easterly R/W line of SR #87 (100 R/W) and the Point of Beginning; thence Easterly at an interior angle to the right of 90°15'40" for a distance of 720.09 feet, thence Southerly at an interior angle to the left of 90°15'40" for a distance of 60.00 feet; thence Westerly at an interior angle to the left of 89°44'20" for a distance of 701.43 feet to a point on the Easterly R/W line of said SR #87, said point being on a curve concave to the Southwest having a radius of 5779.58 feet, (a chord distance of 62.88 feet); thence Northerly along the arc of said curve for a distance of 62.88 feet to the Point of Beginning, containing 0.98 acres, more or less, and all lying and being in Section 27, Township 2 North, Range 28 West, Santa Rosa County, Florida.

And

COMMENCE AT THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID SECTION 27 FOR A DISTANCE OF 1634.64 FEET TO THE P.O.B.; THENCE CONTINUE SOUTHERLY ALONG SAID WEST LINE FOR A DISTANCE OF 272.30 FEET TO THE EASTERLY R/W LINE OF SR #87 (100' R/W); THENCE EASTERLY AT AN INTERIOR ANGLE TO THE RIGHT OF 90°15'40" FOR A DISTANCE OF 720.09 FEET; THENCE NORTHERLY AT AN INTERIOR ANGLE TO THE RIGHT OF 89°44'20" FOR A DISTANCE OF 272.30 FEET; THENCE WESTERLY AT AN INTERIOR ANGLE TO THE RIGHT OF 90°15'40" FOR A DISTANCE OF 719.90 FEET TO THE P.O.B. CONTAINING 4.50 ACRES, MORE OR LESS, AND ALL LYING AND BEING IN SECTION 27, TOWNSHIP 2 NORTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA.

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