

Prepared by and return to:

**Kerry Anne Schultz**  
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Navarre, FL 32566  
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File Number: 18-00319.RC

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## Warranty Deed

**This Warranty Deed** made this 7th day of June, 2018 between **Charles Burton McDaniel, Sr., Individually and as Co-Trustee and Vera N. McDaniel, individually and as Co-Trustee of the Charles Burton McDaniel, Sr. and Vera N. McDaniel Revocable Living Trust dated May 6, 2003** whose post office address is **1866 New Lewisburg Highway, Columbia, TN 38401**, grantor, and **Wendy Lin Sternischer, a married women**, whose post office address is **1879 Justice Circle, Gulf Breeze, FL 32563**, grantee:

(Whenever 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, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Santa Rosa County, Florida** to-wit:

**Lot 7, Block H, East Bay Heights, a subdivision of a portion of Sections 19 and 20, Township 2 South, Range 27 West, Santa Rosa County, Florida, according to plat thereof recorded in Plat Book B, Page 149, of the Public Records of said County**

**Parcel Identification Number: 19-2S-27-1010-00H00-0070**

Subject to reservations, restrictions and easements of record which are not hereby reimposed, and any zoning ordinances.

**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 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 31, 2017**.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written:

Signed, sealed and delivered in our presence:

[Signature]  
Witness Name: Amy Hendershot

Witness Name: Kerry Anne Schultz

[Signature]  
Witness Name: Amy Hendershot

Witness Name: Kerry Anne Schultz

Charles Burton McDaniel Sr. (Seal)  
Charles Burton McDaniel, Sr., individually and as Co-Trustee of the Charles Burton McDaniel, Sr. and Vera N. McDaniel Revocable Living Trust dated May 6, 2003

Vera N. McDaniel (Seal)  
Vera N. McDaniel, individually and as Co-Trustee of the Charles Burton McDaniel, Sr. and Vera N. McDaniel Revocable Living Trust dated May 6, 2003

State of Florida  
County of Santa Rosa

The foregoing instrument was acknowledged before me this 7th day of June, 2018 by Charles Burton McDaniel, Sr., individually and as Co-Trustee of the Charles Burton McDaniel, Sr. and Vera N. McDaniel Revocable Living Trust dated May 6, 2003 and Vera N. McDaniel, individually and as Co-Trustee of the Charles Burton McDaniel, Sr. and Vera N. McDaniel Revocable Living Trust dated May 6, 2003, who [ ] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

[Signature]  
Notary Public  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



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