

****This Deed is being re-recorded to add Legal Description ****

File # 201836208 OR BK 3759 Pages 1187 RECORDED 08/22/18 at 05:17 PM Donald C. Spencer, Clerk Santa Rosa County, Florida DEPUTY CLERK GP Trans #771248 Doc D \$1049.30

Prepared by and Return to:
L. Morales on behalf of
Masters Title, Inc.
1806 North Flamingo Road, Suite 240
Pembroke Pines, Florida 33028

File Number: 18-528

General Warranty Deed

Made this August ^{14TH}, 2018 A.D. By Tracy S. Douglas, a single woman and David C. Croak, a single man whose address is: 103 Leila Place NW, Fort Walton Beach, Florida 32548, hereinafter called the grantor, to Thomas M. O'Shea, a single man, whose post office address is: 4200 Shiloh Road, Milton, Florida 32583, hereinafter called the grantee:

(Whenever used herein the term "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)

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, viz:

See attached Exhibit "A"

Parcel ID Number: 161N27000003410000

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.

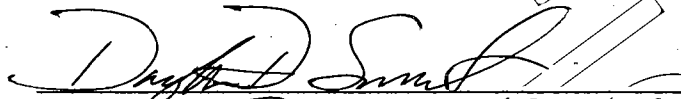
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2017.

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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

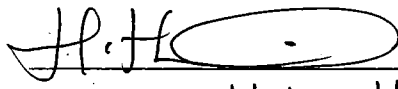
Signed, sealed and delivered in our presence:



Witness Printed Name: DOUGLAS D. SMITH

 (Seal)


Tracy S. Douglas
Address: 103 Leila Place NW, Fort Walton Beach, Florida 32548



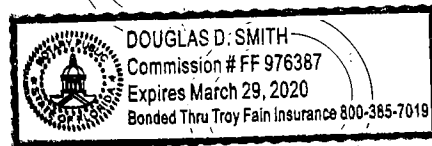
Witness Printed Name: Haley Hegetschweiler

State of FLORIDA
County of SANTA ROSA

The foregoing instrument was acknowledged before me this 16TH day of August, 2018, by Tracy S. Douglas, a single woman who is/are personally known to me or who has produced FLORIDA PHOTO ID as identification.



Notary Public
Print Name: DOUGLAS D. SMITH
My Commission Expires: _____



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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

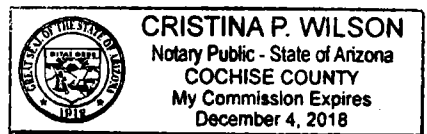
Josie Lopez
Witness Printed Name Josie Lopez

David C. Croak (Seal)
David C. Croak
Address: 526 South Clubhouse Lane, Sierra Vista, Arizona 85635

Anne M. Borowick
Witness Printed Name Anne M. Borowick

State of Arizona
County of Cochise

The foregoing instrument was acknowledged before me this 17 day of August, 2018, by David C. Croak, a single man who is/are personally known to me or who has produced Florida Driver's License as identification.



Cristina P. Wilson
Notary Public
Print Name: CRISTINA P. WILSON
My Commission Expires: 12-4-18

EXHIBIT 'A'**LEGAL DESCRIPTION**

Begin at the Southeast corner of the Southeast Quarter of Section 16, Township 1 North, Range 27 West, Santa Rosa County, Florida; thence go North 89 degrees 24 minutes 35 seconds West along the South line of said Section 16, for a distance of 281.13 feet; thence departing said South Section line go North 05 degrees 31 minutes 38 seconds West for a distance of 190.77 feet; thence go North 00 degrees 29 minutes 05 seconds East for a distance of 140.81 feet; thence go South 89 degrees 24 minutes 41 seconds East for a distance of 301.11 feet to the East line of said Section 16; thence go South 00 degrees 29 minutes 05 seconds West along said East line of said Section 16 for a distance of 330.50 feet to the Point of Beginning. The above described Parcel is situated in Section 16, Township 1 North, Range 27 West, Santa Rosa County, Florida.

Together with a 20 foot wide non-exclusive, perpetual easement for ingress/ egress and utilities described as follows:

Commence at the Southeast corner of the Southeast Quarter of Section 16, Township 1 North, Range 27 West, Santa Rosa County, Florida; thence go North 00 degrees 29 minutes 05 seconds East along the East line of Section 16 for a distance of 330.50 feet; thence departing said Easterly Section line go North 89 degrees 24 minutes 41 seconds West for a distance of 249.72 feet to the Point of Beginning of said 20 foot wide easement; thence continue North 89 degrees 24 minutes 41 seconds West for a distance of 20.01 feet to a Point on a curve, being concave to the Southwest and having a Radius of 47.00 feet, (Chord bearing = North 36 degrees 42 minutes 28 seconds West, Chord = 60.17 feet) for an arc distance of 65.30 feet to the Easterly right of way line of Shiloh Road (50 foot right of way); thence go North 00 degrees 29 minutes 20 seconds East along said Easterly right of way for a distance 20.37 feet to a Point on a curve being concave to the Southwest and having a Radius of 67.00 feet, (Chord bearing = South 39 degrees 02 minutes 33 seconds East, Chord = 88.59 feet) for an arc distance of 96.80 feet to the Point of Beginning. The above described Parcel is situated in Section 16, Township 1 North, Range 27 West, Santa Rosa County, Florida.

Residential Sales
Abutting Roadway
Maintenance Disclosure

ATTENTION: Pursuant to Santa Rosa County Code of 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 to be attached along with other attachments to the deed of the other method of conveyance required to be made a part of 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 acknowledgment by the County of the veracity of any disclosure statement.

Name of Roadway: Shiloh Road

Legal Address of the Property: 4200 Shiloh Road, Milton, Florida 32583

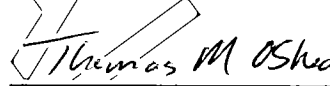
The County (X) has accepted () has not accepted the abutting roadway for maintenance.

The information is believed to be correct and is being provided as it appears on the County's website at www.santarosa.fl.gov

The Form is completed by: Masters Title, Inc.
1806 North Flamingo Road, Suite 240
Pembroke Pines, Florida 33028



- Witness



Thomas M. O'Shea

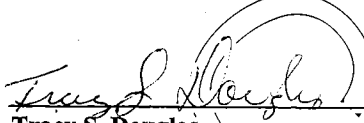
- Borrower

- Witness

- Borrower



- Witness



Tracy S. Douglas

- Seller

- Witness

David C. Croak

- Seller

COPY

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Abutting Roadway
Maintenance Disclosure

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- Witness

Thomas M. O'Shea - Borrower

- Witness

- Borrower

- Witness

Tracy S. Douglas

Tracy S. Douglas - Seller

- Witness

David C. Croak

David C. Croak - Seller