

UNRECORDED

Prepared by and Return to:  
M Cruz on behalf of  
Masters Title of Gulf Breeze, LLC  
2771 Gulf Breeze Parkway  
Gulf Breeze, Florida 32563

File Number: GB1818

**General Warranty Deed**

Made this November 20<sup>th</sup>, 2018 A.D. By **Sherri Phillips, a single woman**, whose post office address is: 808 Border Ave West, Wiggins, Mississippi 39577, hereinafter called the grantor, to **Andrew Pearson, a single man**, whose post office address is: 7029 Leisure St, Navarre, Florida 32566, 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:

Lot 18, Block 139, Holley by the Sea, according to the map or plat thereof, as recorded in Plat Book B, Page(s) 155, of the Public Records of Santa Rosa County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 182S261920139000180

**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.

UNOFFICIAL

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Masters Title of Gulf Breeze, LLC  
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Gulf Breeze, Florida 32563

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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:

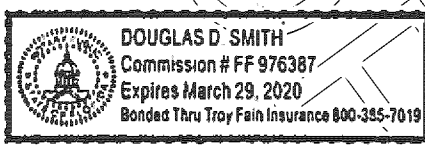
[Signature] \_\_\_\_\_ (Seal)  
Witness Printed Name DOUGLAS D. SMITH Address: 808 Border Ave West, Wiggins, Mississippi 39577

[Signature] \_\_\_\_\_ (Seal)  
Witness Printed Name Keith Furrum, CRS, Pm W Address:

State of Florida  
County of Santa Rosa

The foregoing instrument was acknowledged before me this 20<sup>TH</sup> day of November, 2018, by Sherri Phillips, a single woman, who is/are personally known to me or who has produced Mississippi Photo ID as identification.

[Signature]  
Notary Public  
Print Name: DOUGLAS D. SMITH  
My Commission Expires: \_\_\_\_\_



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: Leisure Street

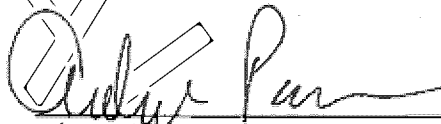
Legal Address of the Property: 7029 Leisure St, Navarre, Florida 32566



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

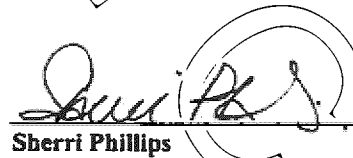
The information is believed to be correct and is being provided as it appears on the County's website at [www.santarosa.fl.gov](http://www.santarosa.fl.gov)

The Form is completed by: Masters Title of Gulf Breeze, LLC  
2771 Gulf Breeze Parkway  
Gulf Breeze, Florida 32563

  
\_\_\_\_\_  
- Witness  
  
\_\_\_\_\_  
- Witness

  
\_\_\_\_\_  
Andrew Pearson - Borrower  
\_\_\_\_\_  
- Borrower

  
\_\_\_\_\_  
- Witness  
  
\_\_\_\_\_  
- Witness

  
\_\_\_\_\_  
Sherri Phillips - Seller  
\_\_\_\_\_  
- Seller

COPY