

Prepared By and Return To:
Championship Title Agency LLC
543 Harbor Boulevard, Unit 102
Destin, FL 32541

Order No.: FL-CTA-180322-PUR

Property Appraiser's Parcel I.D. (folio) Number:
12-2S-27-1813-00A00-0240

WARRANTY DEED

THIS WARRANTY DEED dated January 8, 2019, by Haley M Hillebrand, formerly known as Haley M Holland a married woman, joined by her spouse, Bradley Hillebrand, whose post office address is 2567 Valley Rd., Navarre, Florida 32566 (the "Grantor"), to John R. Smith, Jr. and Deanna Smith, husband and wife, whose post office address is 2658 Hidden Estates Circle, Navarre, Florida, 32566 (the "Grantee").

(Wherever 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)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Santa Rosa, State of Florida, viz:

Lot 24, Block A, Hidden Estates, according to the plat thereof, as recorded in Plat Book G, Page 38, of the Public Records of Santa Rosa County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

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: 2018.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Haley M Hillebrand

Haley M Hillebrand, formerly known as
Haley M Holland

Bradley M Hillebrand

Bradley Hillebrand

Rachel Huff

Witness Signature

Rachel Huff

Printed Name of First Witness

Jordan M Dennis

Witness Signature

Jordan M Dennis

Printed Name of Second Witness

Grantor Address:

2567 Valley Rd.
Navarre, FL 32566

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me, a Notary Public, this 8th day of January, 2019, by Haley M Hillebrand, formerly known as Haley M. Holland, and Bradley Hillebrand who () was/were personally known to me, or (X) presented the following identification:

Drivers license

Rachel Huff

Notary Public

My Commission Expires: 1/25/21

(SEAL)



UNRECORDED COPY

STATE OF FLORIDA
COUNTY OF SANTA ROSA

ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Santa Rosa County Ordinance No. 2000-09 sellers of residential lots are required to disclose to buyers whether a road 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 2000-09 requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Santa Rosa County, Florida.

Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as acknowledgement by the County of the veracity of any disclosure statement. This disclosure is not for the purpose of confirming that the subject property actually abuts the roadway. Only a survey can provide such confirmation.

SANTA ROSA COUNTY HAS ACCEPTED HAS NOT ACCEPTED

NAME OF ROADWAY: Hidden Estate Circle

LEGAL ADDRESS OF PROPERTY: 2658 Hidden Estate Circle

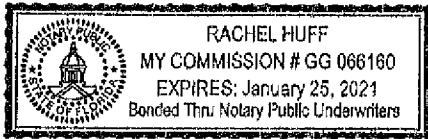
FOR DIRT ROAD MAINTENANCE PAVED ROAD MAINTENANCE

The foregoing information has been furnished by the Public Works Department of Santa Rosa County, Florida, on this the 21st day of December 2018

[Signature]
Glenn Bailey, P.E.
Assistant Public Works Director

SELLER: Dale Hillebrand
Name: Haley Hillebrand

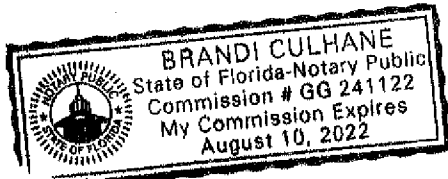
The foregoing instrument was acknowledged before me on this the 8th day of January 2019 by Haley Hillebrand, who is personally known to me or who has produced Drivers License as identification and who did not take an oath.



[Signature]
NOTARY PUBLIC
My Commission Expires: 1/25/21
Commission No.:

BUYER: John R. Smith
Name: John R. Smith

The foregoing instrument was acknowledged before me on this the 8 day of Jan 2019 by John R. Smith, who is personally known to me or who has produced [Signature] as identification and who did not take an oath.



[Signature]
NOTARY PUBLIC
My Commission Expires: _____
Commission No.: _____