

27.00
112.00

Prepared by:
Amy Blackman, an employee of
Locklin, Saba, Locklin & Jones, PA
4557 Chumuckla Hwy
Pace, FL 32571
(850) 995-1102
File No.: 19-007

WARRANTY DEED

This indenture made on A.D. 1/11/2019, by Joseph M. Baker and Holly M. Baker, husband and wife whose address is: 5437 Berryhill Rd. , Milton, FL 32570 hereinafter called the "grantor", to Joe Baker Construction, Inc., a Florida corporation whose address is: 5437 Berryhill Road , Milton, FL 32570 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:

Commencing at the Southwest corner of the Northeast Quarter of Section 16, Township 2 North, Range 28 West, Santa Rosa County, Florida, thence North 315 feet, thence East 1090 feet to Point of Beginning; thence continue East 230 feet, thence North 180 feet, thence West 230 feet, thence South 180 feet to Point of Beginning.
LESS AND EXCEPT:

PARCEL "C"
COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA; THENCE GO NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 315.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF BASS LANE (40 FOOT RIGHT OF WAY); THENCE GO NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 1089.47 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 115.00 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE GO NORTH 00 DEGREES 08 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 180.44 FEET; THENCE GO SOUTH 89 DEGREES 55 MINUTES 12 SECONDS WEST FOR A DISTANCE OF 115.00 FEET; THENCE GO SOUTH 00 DEGREES 08 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 180.28 FEET TO THE POINT OF BEGINNING.

More Particularly described below as Parcel D:

PARCEL "D"
COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA; THENCE GO NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 315.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF BASS LANE (40 FOOT RIGHT OF WAY); THENCE GO NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 1204.47 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 115.00 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE GO NORTH 00 DEGREES 08 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 180.60 FEET; THENCE GO SOUTH 89 DEGREES 55 MINUTES 12 SECONDS WEST FOR A DISTANCE OF 115.00 FEET; THENCE GO SOUTH 00 DEGREES 08 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 180.44 FEET TO THE POINT OF BEGINNING.

Parcel Identification Number: 16-2n-28-0000-03301-0000

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 2018.

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

Joseph M. Baker
Joseph M. Baker

Holly M. Baker
Holly M. Baker

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

1. [Signature]
Witness Signature
1. Witness Print Name: JACK LOCKLIN JR

2. [Signature]
Witness Signature
2. Witness Print Name: Amanda Huggins

State of Florida
County of Santa Rosa

Sworn To, Subscribed and Acknowledged before me on 1/11/2019, by Joseph M. Baker and Holly M. Baker who is/are personally known to me or who has/have produced a valid driver's license as identification.

[Signature]
Notary Public
Notary Print Name
My Commission Expires: _____

SEAL

NOTARY PUBLIC
STATE OF FLORIDA
JACK LOCKLIN, JR.
Commission # GG 142750
Expires December 28, 2021
Bonded Thru Budget Notary Services

ORIGINAL COPY

2019/01/04 09:24:32 2 /6

STATE OF FLORIDA
COUNTY OF SANTA ROSA

19-007
AB

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: Bass Lane

LEGAL ADDRESS OF PROPERTY: 6484 Bass Lane

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 3rd day of January, 2019


Glenn Bailey, P.E.
Assistant Public Works Director

SELLER: Blank
Name: _____

The foregoing instrument was acknowledged before me on this the _____ day of _____, _____ by _____, who is personally known to me or who has produced _____ as identification and who did not take an oath.

NOTARY PUBLIC
My Commission Expires: _____
Commission No.: _____


BUYER: Holly M. Baker
Name: HOLLY M. BAKER, Special Officer

The foregoing instrument was acknowledged before me on this the 11th day of January, 2019, by HOLLY M. BAKER, who is personally known to me or who has produced _____ as identification and who did not take an oath.

NOTARY PUBLIC
My Commission Expires: _____
Commission No.: _____



JACK LOCKLIN, JR.
Commission # GG 142750
Expires December 28, 2021
Bonded Thru Budget Notary Services