

This Instrument Prepared By:  
Tracy Ratzin  
Gulf Coast Title Agency, LLC  
2803 E Cervantes St, Ste A  
Pensacola, Florida 32503  
(850) 202-6938  
19-229

Parcel ID: 07-2s-26-1662-00b00-0030

STATE OF FLORIDA  
COUNTY OF SANTA ROSA

CORPORATION WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **Beach Community Bank**, a Florida banking corporation, (herein "Grantor"), for and in consideration of the sum of Ten Dollars and other good and valuable considerations, the receipt, adequacy and sufficiency of which is hereby acknowledged, does hereby bargain, sell, remise, confirm, convey and grant unto **Matthew V. Mascolo and Brittany A. Mascolo, husband and wife**, (herein "Grantee"), whose address is 2613 Stormy Circle, Navarre, Florida 32566, and Grantee's heirs, successors and assigns, forever, the following described real property located in Santa Rosa County, Florida:

Lot 3, Block B, Harvell's Crossing, according to the plat thereof, recorded in Plat Book 10, Page 45, of the Public Records of Santa Rosa County, Florida.

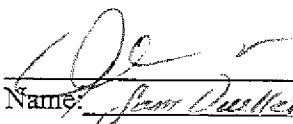
Subject to zoning restrictions, prohibitions and other requirements imposed by governmental authorities, all easements, encumbrances and restrictions of record or on the Plat, if there is a recorded Plat, affecting the above-described property; easements and mineral reservations of record affecting the property, if any, which are not hereby reimposed, any liens for ad valorem real property taxes for the year 2019, and subsequent years; and any other matters arising subsequent to the date hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead, in fee simple forever. And Grantor covenants that Grantor is well seized of an indefeasible estate in fee simple in said property and has a good right to convey the same; that it is free of lien or encumbrances, and that Grantor, Grantor's heirs, executors, administrators, successors and assigns, will forever warrant and defend title to the above-described property against the lawful claims of all persons whomsoever, subject to the exceptions set forth herein.

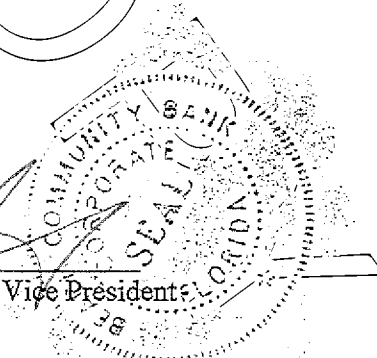
IN WITNESS WHEREOF, the said corporation, Grantor, in pursuance of the due and legal action of its stockholders and Board of Directors, has executed these presents, causing its name to be signed by its Sr. Vice President, and its corporate seal to be affixed hereto this 11th day of July, 2019.

Signed, sealed and delivered  
in the presence of:

Beach Community Bank,  
a Florida corporation

  
Name: James Westhoff

By:   
W. Scott McCormick, Sr. Vice President



[Signature]  
Name: LIZ MUND

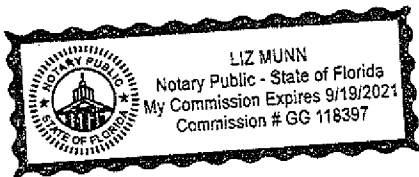
17 S.E. Eglin Parkway  
Fort Walton Beach, Florida 32548

STATE OF FLORIDA  
COUNTY OF Okaloosa

The foregoing instrument was acknowledged before me this 11th day of July, 2019, by W. Scott McCormick, as Sr. Vice President of Beach Community Bank, a Florida corporation, on behalf of the corporation, who did not take an oath and who:

is/are personally known to me.  
 produced current \_\_\_\_\_ driver's license as identification.  
 produced \_\_\_\_\_ as identification.

(Notary Seal Must Be Affixed)



[Signature]  
Notary Public  
LIZ MUNN  
Name of Notary Printed  
My Commission Expires: 9-19-21  
Commission Number: GG-118397

COPY COPY

RESIDENTIAL SALES  
ABUTTING ROADWAY  
MAINTENANCE DISCLOSURE

STATE OF FLORIDA  
COUNTY OF SANTA ROSA

**ATTENTION:** Pursuant to Santa Rosa County Ordinances 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 ROADWAY NOT BUILT OR IMPROVED TO MEET COUNTY STANDARDS.** Ordinance 95-05 requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made a 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 an acknowledgment by the County of the veracity of any disclosure statement.

Name of Roadway: 2613 Stormy Circle

Legal Address of Property: 2613 Stormy Circle, Navarre, Florida 32566  
The County

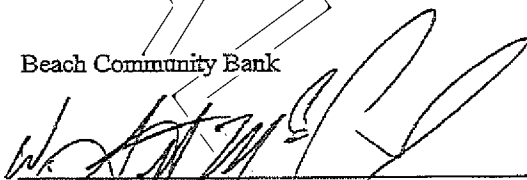
( X ) has accepted ( ) has not accepted the abutting roadway

for ( ) DIRT ( X ) PAVED maintenance.

This form completed by:  
Gulf Coast Title Agency, LLC  
2803 E Cervantes St, Ste A  
Pensacola, FL 32503


AS TO SELLER(S)

Beach Community Bank

  
\_\_\_\_\_  
W. Scott McCormick, Its/Sr. Vice President

AS TO BUYER(S):

  
\_\_\_\_\_  
Matthew V. Mascolo - Borrower

  
\_\_\_\_\_  
Brittany A. Mascolo - Borrower